

TOWN CENTER HOMEOWNERS ASSOCIATION
MINUTES OF ANNUAL MEETING
December 15, 2020

The participants met via Zoom. Members present were Steve Novy, Gary Moss and Michael Davies, Meg Young, Wendy Stewart, Lorraine Elowe, Susan Terra. Also present was Courtney Nel and Bill Crowley from Silver Mountain Properties. Bill Crowley assumed the role of secretary to record the meeting minutes.

1. Meeting Sign in

All owners signed in and were present for the meeting

2. Call to order:

The meeting was called to order at 2:03pm

3. Approval of Previous Meeting Minutes:

Wendy Stewart motioned that the previous meeting minutes of December 17, 2019 be approved, Gary Moss seconded the motion and all agreed.

4. Financials & 2021 Budget:

- There are no current delinquent accounts. The financials are in current good standing.
- The members reviewed each line item and figures vs the 2020 budget vs the 2021 Budget.
- Most line items are running inline with the 2020 budget and as such most of the 2021 budget will run the same as the current one.
- The members discussed the increase in the 4% reserve contributions for the 2021 year
- Reserve action items will be bid in Spring 2021 and include: Building trim repair/paint; Patio deck recoating; Interior surface repaint; Exterior stucco sea;/repaint, Asphalt seal & repair; Carpet replacement; Concrete walkway repairs. The 4% increase called for per the Reserve Study will continue for 2021.
- The 2021 budget was ratified and accepted by Lorraine Elowe and seconded by Susan Terra and all agreed.
Motion as follows:
CAM – will remain the same, no increase
Reserve – Will increase by 4%

5. General

- a) Steve Novy informed the members that the forming of the Master Association is still an ongoing process. He explained that he would be representing Town Center on the Master Association board along with 2 members of the Pick Wick group.
- b) Susan Terra asked about the repair of the stone caps on her patio and it was explained that if the repairs were needed to prevent further damage to other areas of the building, then the HOA would take care of it. SMP will look at the repairs needed and report back to the board.
- c) Lorraine Elowe brought up the problem with the elevator again regarding the door closing after several motions in front of the sensors. After 2-3 stops of the elevator with a hand or foot, the elevator will make a buzzing sound and automatically close. Lorraine expressed her concern that this could be a dangerous situation. Lorraine will take a video of the problem and send it to SMP so it can be sent to the Otis elevator technician for diagnosis.
- d) Meg Young brought up the poor lighting in the hallways and the need for an additional motion sensor in the elevator lobby. SMP will research the possibilities and report back to the board.
- e) Steve Novy mentioned that the window casings on the outside of the building are showing signs of wear and should be addressed at some point in time in the future. New windows were a suggestion.

- f) Steve Novy reviewed the 2020 projects that were completed this past year. (caulking of the patio, patches in the concrete patio and the caulking of the stone caps) Carpet was tabled to 2021.
- g) Reserve projects for 2021 were discussed. (Building trim repair/paint; Patio deck recoating; Interior surface repaint; Exterior stucco sea;/repaint; Asphalt seal & repair; Carpet replacement; Concrete walkway repairs.) It was suggested that a building and grounds committee be formed to help with the new building colors, carpet colors, paint colors, artwork in hallways, murals or accent walls in the hallways, new shading ideas for the patio, a potential pickle ball court on the patio and the additional landscaping on the southside. Steve Novy requested that anyone interested in serving on the committee email him directly.
- h) Michael Davies expressed his thoughts on completing the reserve items on time to continue with an update of the aesthetics of the building. He also would like to see some of the projects sourced for bidding that may allow for extra money be saved for the potential landscape extras on the southside.
- i) Dumpster discussions revolved around the considerable change in outside dumping since the locks were put on the dumpsters. Also, there was discussion about the current recycle dumpster being changed to a lower door system that is easier to operate. Courtney Nel has been in touch with Waste Management and is awaiting the solution. Courtney Nel will report back to the board when he receives their solution.

Executive Session

No executive session

6. Board member nominations

The current board is willing to stay on for the upcoming year. Steve Novy and Gary Moss expressed to the members that this would be the last year for them to be part of the Town Center Board with Steve Novy staying on as part of the Master association board only. This will leave 2 open positions for the 2022 year. A request for volunteers for the upcoming empty board seats was presented to the members and Wendy Stewart expressed interest in joining the board in the future.

7. Adjournment

With no further business to discuss, the meeting was adjourned at 3:07pm.