

Town & Country Patio Homes Homeowners Association  
Annual Meeting  
September 25, 2019

The Town & Country Patio Homes Homeowners Association held a public meeting at the Stratton Community Center on September 25, 2019 at 7:00 pm. In attendance was Amber Gabbard from Mulloy Properties and 30 members of the community, including the Board of Directors:

- Ben Taylor, President
- Ernie Cloyd, Vice President
- Betsy Hawk, Treasurer
- Jeff Schilling, Secretary
- Sam Chandler, ex officio member

1. Welcome. Board President Ben Taylor welcomed the attendees and thanked them for their attendance. He introduced the board members to the audience.
2. Purpose of meeting. In accordance with the bylaws, the purpose is to elect the eligible directors for the upcoming year and present the budget to the membership at large.
3. Management company. Amber Gabbard with Mulloy Properties was introduced.
4. Termite control. Dennis Adams with OPC Pest Control was introduced. He gave a presentation about the detection and mitigation of termites. A fact and pricing sheet was distributed.
5. ARLC. The purpose of the Architectural & Landscape Committee (ARLC) and procedures was restated.
6. Updated documents. The following documents were distributed to attendees:
  - Revised and recorded Covenants and Restrictions
  - A new resident directory
7. Homeowner insurance. Ben explained that the Homeowner's insurance coverage is requested to confirm that the proper coverage has been purchased.
8. Budget. The 2020 Budget was presented.
9. Election of new officers. Nominations were held for the office of vice president and secretary. Both Ernie and Jeff have agreed to serve another two-year term in their respective positions.
  - Ernie Cloyd was elected Vice President by unanimous assent of the assembled membership.
  - Jeff Schilling was elected Secretary by unanimous assent of the assembled membership.
10. New business. No new business was presented.
11. Next business meeting. The next meeting of the Board of Directors will be October 10 at 3:00 pm at the Stratton Community Center. All owners are welcome to attend. Please contact a board member if you wish to be placed on the agenda.
12. Next Annual Meeting. The next Annual Meeting is scheduled for Thursday, September 17, 2020.

With no further business to conduct, the meeting was adjourned.

Respectfully submitted,

Jeff Schilling, Secretary

09/25/2019 jjs