

Town & Country Patio Homes Homeowners Association  
Board of Directors Meeting  
October 1, 2024

The Homeowners Association of Town & Country Patio Homes held an annual meeting on October 1, 2024, at 6:30 pm. In attendance were Ben Taylor, President; Ernie Cloyd, Vice President; and Jeff Schilling, Secretary. 12 members of the community were in attendance.

1. Welcome. Board President Ben Taylor welcomed the attendees and thanked them for their attendance.
2. Purpose of meeting. In accordance with the bylaws, the purpose is to elect eligible directors for the upcoming term and present the budget to the membership at large.
3. 2025 Budget. Copies of the tentative 2025 budget were distributed to attendees. The final budget will be approved by the Board in December.
4. Treasurer's Report. Ben discussed and gave Treasurer's report in lieu of Charlotte Chandler. The role of Mulloy Properties as the HOA management company was discussed. The Board also answered questions about the bespoke funds for donations and memorial trees not yet deployed.
5. Election of new officers. No nominees were forthcoming. Ben and Charlotte have agreed to continue as President and Treasurer, respectively, for another two-year term if no other candidates can be found.
6. Discussion of lawn maintenance service. There was general grumbling about the job provided by Aphix in its inaugural season, but also admission that any company will have challenges. The HOA will take the discussion under advisement in negotiating for further service.
7. Beautification. Jeff gave an update on neighborhood beautification project. The first three (of five) phases have been completed: entrance sign area, memorial trees and utility box area landscaping. Phase Four (the "Garden Setting" in the Shawnee cul de sac) is underway and Phase 5 (arborvitae along the perimeter of the neighborhood) is ongoing. The landscape plan and plans for the Garden Setting were available for attendees to review.

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

Respectfully submitted,  
Jeff Schilling, Secretary  
10/08/2024 jjs