

Town & Country Patio Homes Homeowners Association
Board of Directors Meeting
November 21, 2024

The officers of the Homeowners Association of Town & Country Patio Homes held a meeting via teleconference on November 21, 2024, at 3:00 pm. In attendance were Ben Taylor, President; Ernie Cloyd, Vice President; Charlotte Chandler, Treasurer; and Jeff Schilling, Secretary.

1. Welcome.
2. The minutes of the October 17, 2024, Board Meeting were approved.
3. The October 2024 financial statements provided by Mulloy Properties were approved.
4. 2025 Budget. After discussion, the Board voted to approve a budget that maintains the 2024 expense categories and levels. The monthly fee for owners remains at \$125.
5. Beautification update.
 - a. Garden Setting. The Board approved the following, according to the Beautification Plan:
 - Chestnut oak tree – paid for by memorial contributions in honor of Lillian Sorrels.
 - 2 redbud trees - paid for by memorial contributions in honor of Jim Swigert.
 - 2 simulated stone concrete benches – paid for by memorial contributions in honor of Buddy Donnahoe and Lillian Sorrels.
 - Stepping stone pavers (12x12) to cover the bench seating area – paid for by the HOA.
 - b. Plan to mitigate dog urine in landscaped areas. We have learned that dog urine is the primary factor in killing plants in various utility box areas. The Board approved a message to be posted to the Town & Country Facebook account, as well as emailed to T&C Patio Home owners, asking for help spreading the word. The Board also authorized small signs to be purchased and placed in these areas.
 - c. Ongoing maintenance of landscaped areas. The Board approved funds to replace boxwoods and cherry laurels that have died in various landscaped areas throughout the neighborhood.
6. Corporate Transparency Act compliance. Jeff will complete the HOA registration by December 1.
7. ALRC requests.
 - a. 634 Shawnee Rd. The Board discussed and approved plans to extend the roof and enclose the patio area. Professional plans from Residential Draftsman Service were submitted, and all gutters, trim, roofing shingles, etc. will match the current finishes of the existing structure.
8. Private land accommodation. The Board directed its attorney to advise on the best practice for accommodating various areas beautified by the HOA that sit on private property: the sign area, garden setting, etc.
9. The next regular Board meeting is scheduled for December 19, 2024, at 3:00 pm.

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

Respectfully submitted,
Jeff Schilling, Secretary
11/21/2024 jjs