

Town & Country Patio Homes Homeowners Association
Board of Directors Meeting
November 7, 2025

The officers of the Homeowners Association of Town & Country Patio Homes held a meeting via teleconference on November 7, 2025, at 3:00 pm. In attendance were Ben Taylor, President; Ernie Cloyd, Vice President; Charlotte Chandler, Treasurer; Jeff Schilling, Secretary and Joanne Burke, Member at Large.

1. Welcome.
2. The minutes of the October 16, 2025, Board Meeting were approved.
3. Due to the earlier meeting date, the October 2025 financial statements will be reviewed for approval at the December meeting.
4. Easement incorporation for public areas. The Board approved the survey of land set aside for the entrance sign and the Garden Setting. Fees to draft and file legal documents were also approved.
5. Liability insurance. The Board has asked Mulloy Properties to review our current liability insurance and explore more competitive options.
6. 2026 budget. The proposed budget was finalized and included additional categories of landscape maintenance and infrastructure. After discussion, the Board approved the 2026 budget. It will be sent to Mulloy Properties for checking and adoption.
7. Notification of fee increase. Ben sent an email after the Annual Meeting to homeowners announcing the monthly fee increase to \$150. Communication will also come from Mulloy Properties explaining steps to be taken by homeowners who pay by check or use direct deposit.
8. Beautification update. Fall trimming is scheduled for the week of November 9. Instructions for areas to trim and options for homeowners to opt out were discussed.
9. ALRC requests. No new requests were received.
10. Old business.
 - a. Signature wall. Eclipse Roofing was contacted about effluence on recently-capped signature wall at 689/697 Shawnee. Eclipse plans to address the situation.
 - b. Landscape maintenance. The Board is still looking for someone to lead the initiative for ongoing maintenance and care of existing landscaping. For now, Charlotte agreed to work with Roy on fertilization of the beautification areas (entrance sign, garden setting and utility box screening areas) in late November.
11. New business.
 - a. Maintenance of utility box landscaping at 685/689 Shawnee. The Board reiterated that it is the responsibility of the homeowners to water/maintain the landscaped areas and trees around the building. Individuals who might be contracted by the homeowners to do this work were discussed.
 - b. Welcome committee. Phyllis Webb shared a plan for welcoming new homeowners, including pertinent documents (bylaws, covenants & restrictions, directory, etc.). The Board approved the cost of printing physical copies of these as warranted.
12. The next regular Board meeting is scheduled for December 18, 2025, at 3:00 pm.

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

Respectfully submitted,
Jeff Schilling, Secretary
11/07/2025 jjjs