

Levy Townhouse Owners Association, Inc.

Annual Meeting
Tuesday, May 12, 2015
6:30 P.M.

MINUTES

Board Members Present: Chery Faimon, President; Maria T. Solis, Vice President; Bill Renton, Secretary/Treasurer; Martha Rodriguez, Director Member

Board Members Not Present: Luis Espinoza, Director Member

Homeowners Present: 14 homeowners present in person or via proxy.

Guests: Jeffrey Peterson (Senator Menendez office)

- I. Call to Order - the meeting was called to order at 6:42 P.M. by Chery Faimon, president.
- II. Proof of Notice of Meeting or Waiver of Notice: Proof of notice was reviewed and accepted by members.
- III. Approval of Minutes - Members reviewed and accepted the minutes from the 2014 Annual Meeting. Motion by Cheryl Faimon to accept the minutes. Motion seconded by Terry Solis. Discussion - None. Motion approved
- IV. Officers Report - Cheryl Faimon, president reported that the newsletter was good idea. She also reported that the HOA is current on attorney fees, that we have hired Mr. Perez to cut perimeter grass and that we are continuing to replace perimeter fence. Report that the HOA is working with homeowners on the painting and trim and door painting projects. She reported that the last 5 home sales have been purchased by people who are looking to improve the neighborhood. It was mentioned that the number of volunteers that have helped with different projects throughout the year has increased dramatically.
- V. Treasurer's Report - Currently the HOA has \$1,594.42 in checking and \$13,906.58 in savings. As mentioned in President's Report, the HOA is current on payment to the HOA attorney. It was also reported that out of 94 properties, 83 have paid in full their 2015 HOA Assessment Fee, 2 are on an HOA Payment Plan, 4 are with legal for collection/foreclosure and 5 have not paid their 2015 Assessment Fee or made arrangements with the treasurer to do so.
- VI. Report of Committees Beautification Committee – Chery Faimon reported that she has been working with Laura Espinoza to take over this duty. Pool is open and new plants are being planted, three (3) of the four (4) security lights were replaced prior to opening. ACS continues to be a good resource for the neighborhood when dealing with cats and dogs.

- VII.** Unfinished Business – Cheryl Faimon reported that approximately 30% of the homes have painted the trim and/or exterior. Yard improvement letters have been sent to eight (8) homeowners concerning the lack of ground cover and run-off. This will continue to be monitored. She reported that she did a drive-thru of the neighborhood and subjectively divided yards in to three categories – green, yellow, red. Her assessment of yards was Green – 27, Yellow – 53, Red – 14. Cheryl reported that since awarding Yard of the Month there have been 23 different addresses to receive this recognition over the past three years.
- VI.** New Business – Drawing of Gift Cards for Volunteer and Yard of the Month was conducted – 6841 Betty Levy and 406 Betty Levy were drawn and will receive either a Home Depot or Lowes Gift Card (\$25 each)
- VIII.** Announcement of Election Results - Newly elected board members are Cheryl Faimon and Marlene Garcia.
- IX.** Executive Session – The board adjourned to Executive Session
- X.** Election of Board Officers – President – Cheryl Faimon, Vice President – Marlene Garcia, Secretary/Treasurer – Bill Renton
- IX.** Adjournment - There being no further business to come before the membership, the meeting was adjourned at 7:48 P.M.

Respectfully submitted,



Bill Renton
Secretary/Treasurer