

# Tuolumne Oaks Townhouse Owners Association

c/o Anchor Community Management  
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## TUOLUMNE OAKS TOWNHOUSE OWNERS ASSOCIATION BOARD OF DIRECTORS MEETING July 11, 2017 MINUTES

**Call to Order:** The meeting of the Board of Directors was called to order at 7:00 p.m. by President, Stacy Hamlet. The meeting was held at 794 Tuolumne  
Board Members Attending: Stacy Hamlet–President; Barbara Hart–Vice President; Maryjane MacLeod–Secretary; Jim Meser–Director. Shannon Thomas–Treasurer, was absent. Carol Stephenson – Anchor Comm. Mgt. was also in attendance.

### **Homeowner Forum**

Homeowners in attendance had questions about the recent unit fire in the association

**Minutes:** Stacy made a motion to approve the minutes of the June 13, 2017 meeting. Barbara seconded and the motion passed unanimously.

**Financial Report:** The Financial Report was tabled due to the Treasurer’s absence.

**Management Report:** The Action Items of the previous meeting were reviewed as well as the Association Calendar and the Violation letters

**Violation Fines:** #TO500 was fined \$50.00 for not picking up after their dog; Barbara made the motion, Jim seconded and it was unanimously approved. #TO500 was fined \$100.00 for not picking up after their dog; Jim made the motion, Stacy seconded and the motion was unanimously approved.

#TO758 was fined \$25.00 for not registering tenant; Stacy made the motion, Jim seconded and the motion was unanimously approved.

### **Old Business:**

Alfie Borkowski of ABC Builds provided the Board with a Bid Analysis for four contractors with the recommendation to approve North Star Roofing’s proposal. Stacy made a motion to approve North Star’s proposal of \$310,000.00, Jim seconded and the motion was approved unanimously. Once North Star’s contract is received it will be vetted by the HOA attorney.

### **New Business:**

Motion was made by Stacy and seconded by Jim to approve the proposal from GPM to shave three ‘trip and fall’ areas for \$675.00. The motion passed unanimously.

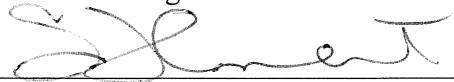
Motion was made by MaryJane and seconded by Barbara to approve Vinyl Concepts proposal to replace the patio gates for \$28,080.00 from Reserve Account. The motion passed unanimously.

Motion was made by Barbara and seconded by Stacy to approve the proposal from TreeScapes to remove on Canary Pine and trim the others on the west side of the entrance to complex for \$2,299.00

**Adjournment:** The meeting adjourned at 8:30 p.m.

**Next Meeting:** will be held August 8, 2017, at 798 Tuolumne.

Respectfully submitted,  
Carol Stephenson, PCAM, MCM  
Association Manager

  
\_\_\_\_\_  
Board Member

8/8/17  
\_\_\_\_\_  
Date