

Town Homes at Red Road Meadows

Minutes

July 12, 2025 @ 10:00 AM

Meeting Called to Order: 10:02 AM

Attendance: Amber Watkins, Michael Prunty, Adrienne Prunty, Paul Davison, John Rankin, Tharen Leesch

New Business:

A) President:

- a. VIO25-005 – Closed.
- b. VIO25-007 – Closed.
- c. Box of files given to the President and are encouraging any Board Members who have documents/drives that Michael should have, please provide them to him.

B) Vice President:

- a. Spring Sprinkler/Lawn Maintenance – Noticing weeds growing in the boulevard area – should be sprayed as necessary. We are going to clarify what "necessary" means and if they have been sprayed yet at all. This will happen as soon as possible.

C) Treasurer:

- a. Late/Non-Payment VIO25-003 annual paid/late fee open/pending
- b. Late/Non-Payment VIO25-010 non-payment/late fee
- c. One payment did not go through this month and will be taken care of promptly

D) Secretary/ACC Director:

- a. Letters were mailed out to homeowners early this week. 52 Letters were sent out with recommendations on lawn care as well as thank you letters for homes without instances.

- b. *Add to meeting minutes dtd 5/10/2025 have been reviewed and approved; whereas, a Motion made to accept/approve the attached minutes 5/15/2025 email. Adrienne Prunty has reviewed and second the Motion to accept/approve. The Motion to accept/approve acknowledged in an email response. All those opposed to acknowledge such in an email response; whereas, forwarded to Jeff to post on the web site.
- c. *Add VIO25-007 dtd 5/22/2025 has not been resolved in given time period; whereas, a Motion for BOD upgrade to Level 2 fine as attached in 6/6/2025 email. Adrienne Prunty has reviewed and second the Motion to accept/approve. All those opposed to acknowledge such in an email response; whereas, certified letter forwarded to homeowner and Proper Manager, thus 6/20/2025 indicated as resolved/closed.
- d. *Add to Memorandum of Agreement (MOA) has been reviewed and approved; whereas, a Motion made to accept/approve the use under Violations and Fines Policy Level 4 in 5/30/2025 email/ Adrienne Prunty has reviewed and second the Motion to accept/ approve. The Motion to accept/approve acknowledge such in an email response
- e. *Add to ACC25-009 Request, regarding deck expansion received and authorized pursuant to application form.

Old Business

A) None.

Open Forum

A) None.

Next BOD Meeting:

September 13, 2025 @ 10:00 AM – Paul's House

Meeting Adjourned: Motion made by Michael to adjourn the meeting seconded by John. Adjourned at 10:42 AM