

**NEW CASTLE AT TOWNE PLAZA HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MONDAY, JULY 20, 2009
MINUTES**

PRESENT

Bitsy Chamberlin
Lori Godwin
Mark Deaton
William Anderson
Frank Vazquez

Jim Miller, Managing agent.

ABSENT

The Board of Directors meeting for New Castle at Towne Plaza Homeowners Association, Inc. was called to order at 6:00 p.m.

MINUTES

Motion was made, seconded and carried to approve the minutes of the June 15, 2009 Board of Directors meeting and Executive Session as amended.

Motion was made, seconded and carried that all future minutes shall not include Homeowner Forum.

REPORTS

The Financial Summary and Management Report reviewed and accepted as presented.

UNFINISHED BUSINESS

Mark Deaton updated the Board regarding the installation of the approved surveillance camera system.

There was discussion regarding the need to replace of some of the old property signage, i.e., gate sign, pool sign, etc. The verbiage on the signs will be provided to the sign company to duplicate.

Management presented pictures of the cat walks. One has been replaced, two require replacement, and two require repairs. Motion was made, seconded and carried to approve the proposal for replacement of the two end cat walks.

Management advised that the stairwell at building 35 needs attention. Repair options and related costs will be investigated and sent to the Board.

Management advised that everything needed for the last elevator job has been ordered at this time.

Management advised that Telluride will be removing the surface of the floor near unit 437 and replacing it with pea gravel within the next ten days. The cost for same will be \$2,175.00. A Drain will be placed in the middle of the new pea gravel floor to assure proper drainage.

Motion was made, seconded and carried to table the flooring issue involving units 525 and 532.

NEW BUSINESS

There was discussion regarding whether or not to proceed with the last two roof replacements at this time. Management will provide the Board with a roof leak history report to determine if this should be given priority or placed on hold. In the meantime, additional bids will be solicited for comparison purposes.

Management is continuing to communicate with Comcast regarding their lines and equipment.

There was discussion regarding needed repairs to the wall at building 32; therefore, management will have Brick Restoration inspect it and submit a proposal.

There being no further business, the meeting was adjourned to Executive Session.

Approved

Date

Approved

Date