

**The Townes at Kettle Creek
Board of Directors Meeting Minutes
September 3, 2014**

The Townes at Kettle Creek Board of Directors meeting was held at the offices of Z&R Property Management. The meeting was called to order by Arlene Chumley at 10:00 a.m. Present were:

Arlene Chumley	Vice President / Treasurer
Konrad Kahle	Secretary
Renate Nelson	Homeowner
Darren Burns	Property Manager
<i>Vacant</i>	<i>President</i>

Open Forum: There were no comments for the open forum.

General: Konrad and Arlene pointed out various items from a walk through conducted August 22, 2014 and Darren will follow up with work orders.

The Board approved the termination of Unlimited Landscaping effective October 15th and will select a snow removal contractor for the winter and then a new landscaping contractor in the spring. Currently, JTB and Emerald Isle and the landscaper for Pine Creek HOA are being investigated.

Financial Report: Darren presented the August financial reports and the draft 2015 budget. The initial recommendation was an increase of 3%, or \$5 per month. Based upon the reserve study and the need to continue diligently funding reserves, Arlene moved to approve the budget with a 6% dues increase, or \$10 per month, and use the additional revenue to increase reserve funding. The motion carried unanimously.

Arlene agreed to run for another term and the annual meeting and the Board chose not to appoint someone to fill the vacancy from Kathy Dolan's resignation, so that position will be voted upon by the membership.

There being no further business, the meeting was adjourned at 10:45 a.m.


Konrad Kahle
Secretary


Darren Burns
Property Manager