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**BALMORAL GREENS HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS REGULAR MEETING MINUTES  
October 13, 2015 at 6:30 PM  
Liberty Middle School, D108**

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**PRESENT:** President Todd Timm, Director Doug Grills and Secretary Andrew Gregson

**ABSENT:** Vice-President Jerry Hogge and Treasurer Walt Reading

**OWNERS PRESENT:** None

**CALL TO ORDER:**

There being a quorum present, President Todd Timm called the meeting to order at 6:30 p.m.

**OWNERS OPEN FORUM:** None

**COMMITTEE REPORTS:**

- 1) *Architectural:* No Report was provided at the meeting.
- 2) *Community Events:* No Report was provided at the meeting.
- 3) *Budget and Finance:* No Report was provided at the meeting.
- 4) *Open Space:* No Report was provided at the meeting.
- 5) *Communications:* No Report was provided at the meeting.
- 6) *Welcome Committee:* No Report was provided at the meeting.

**APPROVAL OF MINUTES:**

**July 23, 2015 Regular Meeting Minutes** - The minutes of the meetings were reviewed. There being no amendments, the following motion was made:

**On Motion** of Secretary Gregson and seconded by Director Grills to **approve** July 23, 2015 Regular Meeting Minutes submitted by NRP. The Board **unanimously approved** the minutes.

**FINANCIAL REPORT:** Financial statement for the month of August 2015 was reviewed and discussed.

**UNFINISHED BUSINESS:** None

**NEW BUSINESS:**

**Tuck Pointing Monuments:** Three proposals were provided tuck pointing the monuments. The following motion was made:

**On Motion** of President Timm and seconded by Secretary Gregson, the Board unanimously approved to engage TYL Remodeling to tuck point the monuments as long as a penetrating sealer is used for a cost of \$1,350.00 for both monuments.

**Snow Removal Proposals:** Proposals were presented for snow removal and the following motion was made:

**On Motion** of President Timm and seconded by Secretary Gregson, the Board unanimously approved to engage Snow Management Group to provide snow removal services for the pipe stems for the 2015/2016 snow season.

**2014 Draft Audit:** The 2014 draft audit was presented for review and approval. Ms. Lisa Robinson went over the audit with the Board and answered any questions that were asked. The following motion was made:

**On Motion** of Secretary Gregson and seconded by Director Grills, the Board unanimously approved the 2014 draft audit.

**2016 Draft Budget:** Ms. Lisa Robinson and Management presented the draft of the 2016 draft budget for review and approval. After discussion, the following motion was made:

**On Motion** of Director Grills and seconded by Secretary Gregson, the Board unanimously approved the 2016 budget with no increase in the quarterly fees for 2016.

**NEXT BOARD MEETING:** The next meeting will be announced at a later date.

**ADJOURNMENT:** There being no further business to discuss, the Board **unanimously agreed** to adjourn the meeting. President Timm adjourned the meeting at 7:30 p.m.

Respectfully submitted,

Kristine A. Caraway  
Community Manager