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**BALMORAL GREENS HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS REGULAR MEETING MINUTES**

**June 7, 2016 at 6:30 PM  
Liberty Middle School Room A108**

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**PRESENT:** President Todd Timm, Treasurer Walt Reading, Member at Large  
Doug Grills

**ABSENT:** Vice President Jerry Hogge and Secretary Andrew Gregson

**OWNERS PRESENT:** No owners were present

**CALL TO ORDER:**

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

**ORGANIZATION OF THE BOARD:** The Board discussed the positions on the Board of Directors and organized the Board of Directors as follows:

President - Todd Timm  
V. President - Jerry Hogge  
Treasurer - Walt Reading  
Secretary - Andrew Gregson  
Member at Large - Doug Grills

**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:* Mr. Andy Morse gave a report of the Communications Committee
- 6) *Welcome Committee:* No Report was provided at the meeting.

**APPROVAL OF MINUTES:**

**February 24, 2016 Regular Meeting Minutes** - The minutes of the meetings were reviewed. There being a small change from power washing to tuck pointing, the following motion was made:

**On Motion** of Treasurer Reading and seconded by Member Grills to **approve** the February 24, 2016 Regular Meeting Minutes submitted by NRP. The Board **unanimously approved** the minutes.

**FINANCIAL REPORT:** Financial statement for the month of April 2016 was reviewed and discussed.

**OLD BUSINESS:** None

**NEW BUSINESS:**

**2016 & 2017 Audit and Taxes :** Property Manager Caraway presented the Board 3 proposals for 2016 & 2017 Audit and Taxes:

- UHY
- Daly, Hamad and Associates
- DeLeon & Stang

**On Motion** of Treasurer Reading and seconded by Member Grills to **approve** the proposal submitted by UHY. The Board **unanimously approved** the proposal.

**Reserve Study Proposals:** Property Manager Caraway presented 3 proposals for Reserve Studies:

- Miller Dodson
- Mason & Mason
- Reserve Advisors

**On Motion** of President Timm and seconded by Treasurer Reading to **approve** the proposal submitted by Mason & Mason. The Board **unanimously approved** the proposal.

**Trash Removal Proposals:** Property Manager Caraway presented 5 proposals for trash pickup, all were for a 5 year contract:

- KMG Hauling
- Trash Away
- Republic Services
- CSI
- American Disposal

**On Motion** of President Timm and seconded by Treasurer Reading to **approve** the proposal submitted by Republic Services as long as they lower their rate to \$15.75 per door per month. The Board **unanimously approved** the proposal.

**ADJOURNMENT:** There being no further business to discuss, the Board **unanimously agreed** to adjourn the meeting. President Timm adjourned the meeting at 7:15 p.m.

Respectfully submitted,

Kristine A. Caraway  
Community Manager