

**Townhouse Manor (THM) Board of Trustees**

2021 Annual Meeting Minutes  
Virtual Meeting via Zoom

**January, 21, 2021**

**Meeting was called to order at 1:05 PM**

**Board Members Attending:** Mike Lewter, Elliott Klein, Rowena Roche, Kristin Mahan, and Allen Graham

**THM Manager Attending:** Cindy Domenici

**Absent THM Board Members:** None

**Agenda:**

Attendees arrived via virtual platform (Zoom).

1:10 Introduction of new candidate board members.

1:13 Review of prior 2020 meeting minutes, followed by review of prior board meeting-  
Approved

1:15 Presentation of THM 2020 expenses by Allen Graham.

1:20 Approval of 2020 THM budget and expenses.

1:20-:25 Overview and discussion of projected 2021 THM budget. Board approved the 2021  
budget.

1:30 Update on landscaping achievements in 2020 and future goals by Kristin Mahan.

1:30-1:45 Q&A by attendees related to landscaping and CIP.

1:45 Report on pool committee activities and pool rules and regulations by Kristin Mahan.

1:50 THM safety report by Elliott Klein.

1:52 Utilities report and updates by Mike Lewter. Discussion of Project Brays, CIP, and how to  
communicate with SER.

2:12 Updates on Braeswood Super Neighborhood and social committee by Rowena Roche.

2:28 Townhouse Manor Fund report provided by Mike Lewter.

2:31 Announcement of new board members

Michael E. Lewter, President

Elliot Klein

Kristin Mahan

Allen Graham

Randy Chitwood (new member)

**Main meeting adjourned at 2:54 PM.**

Meeting of all new board members by Zoom immediately followed, beginning at approximately 2:56.

Respectfully Submitted,

Kristin Mahan, Secretary