

Townhouse Manor (THM) Board of Trustees

2022 Annual Meeting Minutes
Virtual Meeting via Zoom

January 23, 2022

Meeting called to order at 2:00 PM

Board Members Attending: Mike Lewter, Randy Chitwood, Allen Graham, Elliott Klein, and Kristin Mahan

THM Manager Attending: Cindy Domenici

Absent THM Board Members: None

Agenda:

Attendees arrived via virtual platform (Zoom).

2:04 Introduction of candidate board members.

2:07 Review of prior (2021) meeting minutes, followed by review of prior board meeting

Approved

2:08 Presentation of THM 2021 expenses by Allen Graham, and review of reserves.

2:15 Budget as of 12/31/2021 is approved by all board members.

2:16 2021 THM profit and loss overview presented. The 2022 predicted budget also presented.

2:20 Individual THM Committee Chair reports presented.

2:25 Community report presented by Randy Chitwood.

2:42 Discussion of upcoming THM survey.

2:44 Updates on utilities, CIP and Project Brays by Board President Mike Lewter.

2:49 Manager report provided by Cindy Domenici.

2:51 Mike Lewter presented the 2021 “year in review”.

2:55 Announcement of newly elected board members

Michael E. Lewter

Elliott Klein

Kristin Mahan

Allen Graham

Randy Chitwood

2:57 Introduction by Elliott Klein of potential legal firm involvement to address short-term rentals.

3:00 Open forum, topics included short-term rentals, neighborhood security, lamp installation and THM website.

Main meeting adjourned at 3:35 PM, and THM attendees invited to remain for the board meeting to follow.

Respectfully Submitted,

Kristin Mahan, Secretary