

Townhouse Manor Fund, Inc.
ANNUAL MEETING
January 23, 2018
MINUTES

The Annual Meeting of the Members of Townhouse Manor Fund, Inc. (THM) was held at 7 PM on January 23, 2018 at Bethany Methodist Church 3511 Linkwood Drive, Houston, Tx. 77025.

Call to Order & Establishment of a Quorum

Mike Lewter, President, called the meeting to order and welcomed everyone attending. All current Board members were present, establishing a Board quorum. The Election Judges, Penny Stautberg and George Milz, stated that the combination of absentee ballots, proxy ballots and members in attendance represented a quorum of Members, as required in order to conduct the business of the Annual Meeting.

Review of Agenda

Mike Lewter briefly reviewed the published agenda. He provided the definitions of “trustees” and “members” and briefly reviewed the Bylaws amendments that had been passed at the Special Meeting of Members and Board of Trustees Meeting of November 14, 2017.

Introduction of 2017-2018 Trustee Candidates

Cindy Domenici introduced the seven candidates, who each gave a short presentation of their background and interest in running for the Board. Candidates for a 2-year term were: Lois Hamblin, Mike Lewter, Larry Maun, and Charles Robinson. Candidates for a 1-year term were: Elliott Klein, David Reed and Rowena Roche.

Board of Trustees Election

Time was allowed for members to cast their ballots.

Approval of Minutes

The minutes of the Board meeting of November 14, 2017, previously distributed, were unanimously approved by the Board.

The minutes of the January 26, 2017 Annual Meeting and the November 14, 2017 Special Meeting, previously distributed, were unanimously approved by the members present .

All documents are attached.

Treasurer’s Report

Larry Maun, Treasurer, presented the December 31, 2017 Financial Statements, previously distributed. He also presented the 2018 Operating Budget, previously distributed . Both documents were unanimously approved by the Board. Both documents are attached.

Property Manager’s Report

Cindy Domenici presented her 2017 annual report. New members present were introduced. Her report is attached. Additional topics discussed included illegal parking in alleys and dog waste not being picked up by dog owners.

President’s Report

Mike Lewter presented his 2017 President’s Report of the Board’s activities during 2017. His report is attached.

Homeowners' Open Forum

New members present were introduced. A member recommended contacting 311 (by phone or email with copy to Donald Perkins, Chief of Staff for Council Member Larry Green, District K) regarding condition of Stella Link sidewalks, illegal U-turns on Stella Link, trash along feeder road of So Loop 610 as well as other concerns as they arise. Damaged landscaping and plumbing at the pool by the recent freezes will be/are being addressed.

Announcement of 2018-2019 Trustee Election

The election judges announced that the following were elected as Trustees:

Two-year term (2018 – 2019):

Mike Lewter

Larry Maun

Lois Hamblin

One-year term (2018):

David Reed

Rowena Roche

Adjournment

There being no further business or discussion, the meeting was adjourned t 8:35 PM.

Respectfully submitted,

Lois Hamblin, Secretary