

In attendance: Annette Smith, Fred Hunt, John White, Merle and Anita Fritz, Terry Cotrill, Don Martin, Chris Rear, Pat and Carolyn Carr, Art and Pam Jiles, and Carol Doyal.

Meeting was called to order by Jim Giles and the treasurer's report was read by Merle Fritz. Report was accepted as read with no additions, deletions, or corrections.

State of officers: It was noted by the President that the position of Secretary for the Board is vacant and asked for any volunteers. Carol Doyal volunteered for the position. With that, Fred Hunt made a motion to accept the current slate of officers; Terry Cotrill seconded and motion passed with one opposing vote.

Art announced that John White has resigned from his position of maintaining both of the entrance islands to Turtle Creek. The Board will need to find a replacement.

Art then presented comparative budgets and expenses for the past three years, which led to discussions about residents not paying their Association dues. Expenses keep rising, but residents aren't paying their dues to support those expenses. Art presented a spreadsheet of every household in Turtle Creek and their record of dues payment dating back to 2001. It was clarified that if a home owner has never paid dues, then essentially they have not joined the Association, however once dues are paid, membership is accepted and dues are collected annually. The dues have just been raised to \$46 per year and will continue to increase up to 10% annually as outlined in the bylaws. Hopefully, this will help cover the increase in expenses as well.

Merle Fritz, Treasurer, added he has been contacting residents who have dues over five years past due and offering a payment plan. It was also discussed that liens can legally be placed on those homes who have not paid dues for five years. There was no motion for action to be taken at this time.

Art presented spreadsheets comparing current real estate market analysis between Turtle Creek, Quail Run, Wedgewood, and Country Aire for informational purposes only.

New Business

John White made a presentation followed by a motion for the Turtle Creek Home Owners Association to hire a professional landscape firm to redesign and renovate the entry islands. Merle Fritz seconded the motion. The vote was 7 in favor, 5 opposed, and 1 abstain. Discussion following the vote showed the concern for overall approval was the unknown cost. Art appointed a committee to get estimates from at least three landscape firms and report back May 31. The Committee Chair is Carolyn Carr, members are Annette Smith, Fred Hunt and Chris Rear. The Board will meet at Art's home on May 31 at 7:00 for their report.

Fred Hunt moved to adjourn; seconded by Anita Fritz.

Respectfully submitted,
Carol Doyal, Secretary