



**TOWNE PARK PLACE MASTER ASSOCIATION  
SPRING MEETING  
MEETING MINUTES**

**Date:** Thursday, April 7, 2022

**Time:** 6:30 - 8:00

**Location:** Duluth City Hall

**Officers:**

President: Fred Butler

Vice President: Retta Gavin

Secretary TPP TH: Cheri Espinosa

Secretary Master: George Miller

Treasurer: Rob North

Board Member: Dan Arenovski

Board Member: Chris McGahee

**Board Members in Attendance:** Fred Butler, Dan Arenovski, Rob North, Retta Gavin, Chris McGahee and George Miller

**AGENDA & MINUTES:**

**TPP MASTER ASSOCIATION – REPORT**

Fred Butler called meeting to order at 6:33pm.

Introduction of BOD members and reviewed agenda.

Chris McGahee delivered an overview of past, present and future of City of Duluth development principles. 100 year land plan discussed.

### **TPP TOWNHOME – REPORT**

Rob North report for TPP T/H.

2021 had a loss of \$26,000

Current assets \$143,000

Will have financials posted monthly to portal

Dues collecting has picked up, doing better

50% of gutter and roofs done

### **TPP CONDO – REPORT**

George Miller reported strong financials for Condo and no delinquency. Recent resales are gaining in valuation

### **PaPTS – REPORT**

Dan Arevnoski: PAPT 100% sold, strong valuations.

### **OLD BUSINESS**

Fred Butler: Maintenance Update

Advanced Stucco will do assessment of T/H needs.

Lighting upgrade is complete in courtyards

Sidewalk leveling and drainage improvements are being done in front of building F

Stucco repair legal solution issues is in progress.

### **NEW BUSINESS**

Fred Butler:

Trees need to be removed between driveway's because cracking concrete

Deck painting is due now

**Adjournment:** There being no other business, President adjourned the meeting at 9:45.

Respectfully submitted:

*GEORGE MILLER 4/8/22*