

Minutes – Avocet Board of Directors Meeting – July 15, 2008

I. Call to Order.

Attendees: BOD – Sean Bennett, Kenneth Greeker, Rachel Frintner, Jeanne Aulbach
AMAG – Leisa Ballew, Bill Seatz
Homeowners – Andrew Goodspeed

II. Committee Reports

- a. Architecture – Unapproved play house, brick front painted not authorized, shutter color. Will have AMAG send letters to homeowners.
- b. Finance – No report.
- c. Information – Next newsletter scheduled for 7-15, another article on the Nominating Committee.
- d. Kids Club – No report
- e. Nominating – No report
- f. Recreation – No Report
- g. Security – No Report
- h. Social / Clubhouse – No report

III. Old Business.

- a. Still need to repair the electrical boxes along the perimeter of the courts. AMAG Action Item.
- b. Painting almost completed. Additional work found, including replacing fence railings, an additional \$492. Total cost, including trim and siding repair, \$9,547. AMAG working on final punch list.
- c. Decided to wait until spring to work on the parking lot resurfacing/repair. AMAG action item.
- d. AMAG Immediate Action List
 - i. Railroad tie repair at pool - Open
 - ii. Clean and reinstall screens at clubhouse - Open
 - iii. Repair door to pump room – Done but not satisfactory
 - iv. Lock installed on gate at lower courts – Open – issues with installation.
 - v. List of findings from TOPS of first inspection. Open.
- e. Pool furniture purchased - 2 tables, 3 umbrellas and stands, 24 chairs and 15 loungers: \$4,274 plus shipping
- f. Furniture for tennis pavilions - 1 table, 12 chairs: \$920 plus shipping
- g. Continue to work with AMAG to catch up on requests (see list)
- h. Gwinnett PD investigated suspicious activity at home in full uniform with marked police cars. Suspicious activity at the home pretty much ceased after that. Homeowner sent a letter notifying them of the issues.
- i. Rezoning at corner

IV. New Business

- a. Lara Foreman has resigned her position on the BOD as she will be moving to a new home. We want to thank her for all the years of service she has donated to Avocet. She will be missed.
- b. Rachel Frintner appointed to fill the vacancy. Rachel served on the BOD in 2005. Her experience and skills make her an ideal board member. Welcome back, Rachel!
- c. Current inspection reports & past dues/collections – Leisa
 - i. File code compliance violations on house with detached gutters and serious rot on siding and trim and house with inoperable vehicle
 - ii. Need to validate current inspection findings of current inspection and ensure verbiage in letters meets good standards
 - iii. Status of accounts in collection – especially account with Roy Cobb
 - iv. Need current past due list
- d. Director & Officer policy is being shopped. Limit depends on coverage in umbrella policy, \$1M or \$2M. Current coverage of \$3M too high.
- e. Electrical audit done at clubhouse and courts, \$95. 3 GFI's replaced. That should have fixed all issues.
- f. Irrigation system shut down now that new annuals watered in.
- g. Plan needed to improve Lapwing Court plantings – Jeanne to work on
- h. Rachel & Sean working on new furniture and upgrades for clubhouse (CRA budget \$2,814)
- i. Pool pump to be replaced - \$616
- j. Grassy weeds in common areas to be treated for an additional cost of \$225 (3 treatments @ \$75)
- k. Proposal to clean and stock the bathroom for \$50 a trip and the clubhouse for \$75 a trip – Pricing to be rechecked – maybe get additional bids
- l. Issue with Heritage misplacing payments – need to contact them to get the money.
- m. How do we handle painted brick front house? Do we allow painted brick fronts going forward? Decision made to send letter requiring paint to be removed if peeling, blistering or other damage observed. For now, all brick front painting on hold.
- n. UGCA training session Saturday morning – documents – Jeanne to attend
- o. Signs for tennis courts – Andrew Goodspeed working on
- p. Next meeting – August 19th.