

Avocet BOD Meeting Minutes – February 13, 2013

1) Call To Order – in attendance: Jeanne Aulbach, Ben Howell, Liz Chua

2) Past Due Review – On hold until transfer to Lazega completed

- Requested new letter warning of lien, suit and attorney fees to be sent to homeowner with balance of \$590. Last payment in March. Letter finalized, sent to legal for review.
- Judgment reached with homeowner in suit. Still owes \$1,880.
- Homeowner in settlement has not made a payment since October 31. Balance now \$1,174.
- Need to move to suit on homeowner that owes \$1,290.

1) Financial Review

- January results – balance reflects prepaid assessments and several expenses from last year not paid until January.
- Financial audit – Scheduled for late spring
- Move 20K into CD's - Harry

1) Violations Review

- AMG has agreed to help with review and modification of lettering process. Per Crystal, cost is \$25 per letter. Barry Sharp and Floyd Dickens volunteer to help modify violation letters. Floyd also taking over ACC.
- Need to get creative now that spring is here. Need home panted, serious weed issues dealt with on at least two properties.
- Crystal rolling out pre-emergent letters in February. Jeanne to work on text of letter. Fall violators need follow up letter and 2nd inspection in March.
- Received note in ACC box about abandoned car with flat tires parked on Dunlin Shore, Crystal to send violation notice to homeowners.
- House at DS/AD intersection frequently parking multiple cars along street partially blocking DS access – Crystal to send letter, notify COPS liaison.

1) Social

- Schedule meeting/"party" to present POA Act advantages and move forward.

1) 2013 Capital Projects

- Removal of dead plants and revitalization of west side of the entrance, Need to start getting bids so work can start early March. Jeanne working on.

1) Old Business

- Fire department issued CO. Give away old microwave.
- Secret Garden – Need to send letter to homeowner when legal transition completed.
- AMG - list of BOD members authorized to approve work sent to vendors.
- Golden Contracting work on clubhouse completed and paid for; window replaced, gutter cleaned, repaired and downspout installed.
- Hired Lazega & Johanson to replace WNCW. Transition in process.

1) New Business

- Need to review WNCW billing of \$175.00 and need Crystal to follow up on deferred fees in account with judgment.
- Active termite bond renewal – clubhouse and pavilions \$275; approved.
- Ponds inspected. Recommended removing several trees around the outlet structure, clearing debris from the Marsh Hawk pond and removing trees close to outlet structure (work with homeowner to remove debris placed by them).
- Spoke with homeowner where erosion damaging headwall in detention pond at clubhouse. Homeowner wants to address issues and willing to pay.
- Erosion above headwall caused clubhouse flooding from behind.
 - ServPro cleaned up mud and dried out clubhouse. Waiting for invoice.
 - Contacted Drainage Solutions (DS - installed pipe around clubhouse in 2005) and The Erosion Companies (TEC – corrected erosion over headwall in 2010) for quotes to correct drainage issues and maintain ponds. Have quotes from DS. Should have TEC quote tomorrow. C/o Jeanne
 - Golden Contracting contacted to repair clubhouse – replace baseboards, lower cabinets, etc.

- Pavilion wood rot needs to be addressed.

1) Next meeting on March 13.

2) Adjourn