

## Avocet BOD Meeting Minutes – April 17, 2013

### 1) Call To Order – in attendance: Jeanne Aulbach, Harry Frazer, Ben Howell, Rachel Frintner, Liz Chua

### 2) Past Due Review –

- New collection attorney assigned to our account. Better response.
- New letter warning of lien, suit and attorney fees sent to homeowner with current balance of \$780 as of today. Last payment in March 2010. No response. Send warning letter for collection.
- Judgment reached with homeowner in suit. Still owes \$1,585. Need to have interest charges reversed. Garnishment filed. Account now properly reconciled.
- Homeowner in settlement has made \$395 in payments this year. Balance now \$968. Crystal working on collecting.
- Wrote off \$1,290 on foreclosure. New balance \$180.
- Proceed with new collection warning letter to homeowner that has not paid in 7 months, balance of \$420?

### 1) Financial Review

- March results – Harry: insurance renewed in April; 122K in bank with higher reserves.
- Financial audit – now in progress!
- Move additional funds into CD's – Harry to shop for better returns ; move money into reserves; follow up tennis dues c/o Ben

### 1) Violations Review

- Revised letters now implemented at no cost. List of maintenance items established. Need to plan for communication to community.
- Homeowner working on house that needs to be painted & has serious weed issues. Follow up on next inspection.
- Second March inspection performed - \$150. Based on management report, there was a good response to the letters.
- Concern about satellite dish in front yard of vacant rental. Working with Crystal. May need to use self-help if absentee homeowner does not take care of. Had to file a code violation with the city to have trash left behind from renter eviction removed.

### 1) Social

- BOD would like to hear presentation from AMG regarding POA Act advantages before moving forward, Jeanne to notify Crystal and make arrangements.

### 1) 2013 Capital Projects

- Entry revitalization will need to wait, possibly until fall, because of costs of repairs in amenities area. Perhaps have a vote at the annual meeting?
- Quotes on clubhouse and pavilion repairs from Golden Contracting and Able. Able significantly lower. Harry to get third quote.
- Irrigation system in amenities area needs significant repair to mainline leaks in order to run system and determine necessary repairs. Waiting for final quote by end of week.
- Work on ponds and erosion control by Drainage Solutions approved: Erosion Repair - \$1,055 + \$175 to replace rip rap rock with river rock on homeowner property for safety reasons; Pond maintenance: \$2,100 – includes tree removal and channel dredging. Homeowner also having DS do drainage corrections on her property. Waiting for DS & homeowner to move forward.
- Tony has given us a quote of \$6,600 to re-coat the pool deck, \$1,100 for pool start-up; offered 10% discount after talks with Harry.

### 1) Old Business

- Picture of old microwave taken; Rachel to post on Forum or Craigslist.
- Secret Garden – Need to have letter sent to homeowner by legal once transfer is complete. If no longer used, homeowners need to clean up area.
- Lazega & Johanson transition still in process.
- Final payment to WNCW done.

- Active termite bond renewal – clubhouse and pavilions \$275 - approved.
- Erosion above headwall caused clubhouse flooding from behind. ServPro cleaned up mud and dried out clubhouse for \$2770.18.
  - Golden quoted \$755 to replace and paint baseboards and toe boards under cabinets. Jeanne to inform Golden to proceed.

#### 1) **New Business**

- Property insurance .premium for \$2,672. Joe asked to request additional quotes on D&O and umbrella policies because of a 10% increase in premium.
- Tony has requested that we clean out the pump room because of a concern that it might not pass inspection; volunteers needed.
- Mosquito treatment at pool: BOD opted for one time payment discounted to \$1,254.
- Lazega & Johanson bill - \$178.47 for garnishment, approved.
- RIGA bill for \$225 to restore lighting at the entry, approved.
- Colorburst \$1,545 for existing beds. New bed on left \$425, extended bed on right \$680. Includes \$130 for initial bed prep. Total annual cost going forward \$2,520.

#### 1) **Next meeting on May 8 – Wednesday?**

#### 2) **Adjourn**