

## Avocet BOD Meeting Minutes – May 8, 2013

### 1) Call To Order

- In attendance: Jeanne Aulbach, Harry Frazer, Rachel Frintner, Ben Howell, Crystal Pelkey (AMG), David Hill (AMG)

### 2) Past Due Review –

- Do we want interest accrued on accounts in collection? Likelihood of being awarded interest in a suit as we do not charge on other past due account? Decision was to reverse interest charges
- Judgment reached with homeowner in suit. Still owes \$1,585. Need to have interest charges reversed. Garnishment filed. May have issue with quitclaim deed. Crystal to follow.
- Homeowner in settlement has made \$395 in payments this year. Balance now \$968. Send new collection letter.
- New collection warning letter sent to homeowner that has not paid in 7 months, balance of \$470. No response. Home now in foreclosure. Charge off.
- Homeowner paid in full after receiving collection warning.
- Homeowner sent to collection with large balance. Will have 30 days to respond to collection attempts before sending another letter then going to suit.

### 3) Financial Review

- April results – Harry –
- Financial audit – now in progress!
- Additional funds moved into CD's – still needs to be done.

### 4) Violations Review

- List of maintenance items established. Need to plan for communication to community.
- Concern about satellite dish in front yard of vacant rental. Third notice sent 5-1. Need to plan to remove via self-help as renter installed. Dish finally removed.
- Concern about comments from multiple homeowners about “second” letters received when a first letter was not. How can we improve this process? Jeanne to review letters prior to being sent until situation improves.

### 5) Social

- Schedule meeting/“party” late April, early May to present POA Act advantages on hold.
- Memorial day party – confirmed. JR's BBQ, communicate with community to get attendance to determine amount of food needed.
- Pool opening around the 18<sup>th</sup> – confirmed.

### 6) 2013 Capital Projects

- Removal of dead plants and revitalization of west side of the entrance. Will need to wait because of costs of repairs in amenities area. Perhaps have a vote at the annual meeting?
- Quotes on exterior clubhouse and pavilion repairs from Golden Contracting and Able. Able significantly lower. Still trying for a third quote. Golden notified that interior repairs were authorized.
- Irrigation system in amenities area needs significant work. Authorized \$500 to repair mainline leaks in order to run system and determine necessary repairs. Actual cost was \$470. Work done 5/7. Pipe glue needs to dry before system can be started. Should have final quote on irrigations system repairs by next 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. All work needs to be coordinated. Per DS, still finalizing schedule.
- Tony's quote of \$6,600 – 10% discount approved to recoat the pool deck, \$1,100 for pool start-up. Work almost complete. Waiting on county inspection to open pool.

### 7) Old Business

- Need to clean out pump room.
- Secret Garden – Need to have letter sent to homeowner by legal. Will have Jay handle once transfer complete. If no longer used, homeowners need to clean up area. Will get info to Crystal.
- Lazega & Johanson transition appears to be complete.

- Golden quoted \$755 to replace and paint baseboards and toe boards under cabinets. Approved.
- Property insurance .premium for \$2,672. Joe requested additional quotes on D&O and umbrella policies because of a 10% increase in premium. Additional quotes much higher than this. Payment approved.
- Mosquito treatment at pool has started.
- 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. Decided to cut back on bed at right by ½. New annual cost \$2,180.

**8) New Business**

- AMG presentation of POA Act.
- Need to get quotes on tree limbing and trimming around pool, parking lot, entry and along SOP. Ben to handle.
- Need lock to pool repaired (Crystal working on).

**9) Next meeting on June 12 – Wednesday? Better time for Ben?**

**10) Adjourn**