

Avocet BOD Meeting Minutes – July 10, 2013

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

2) Past Due Review –

- Judgment reached with homeowner in suit. Still owes \$1,980. Need to have interest charges reversed. Garnishment filed. May have issue with quitclaim deed. Crystal to try & get legal fees collected. May file 2nd suit.
- Homeowner in settlement has not made a payment since May. Balance now \$898. Have Crystal call & follow up.
- Homeowner sent to collection with balance of \$1,004. Has not responded to collection attempts. Have L&J check credit status before proceeding.
- Homeowner owes \$360 – has been past due for the last year. Crystal to send collection letter.

1) Financial Review

- June results – Harry to update
- Financial audit – to be discussed.
- Additional funds moved into CD's – Harry to update.

1) Violations Review

- List of maintenance items established. Need to plan for communication to community. Perhaps present at annual meeting?
- Inspection in June by Lindsey still very flawed. Need to continue to work with Crystal to improve. BOD members to accompany inspection?

1) Social

- Memorial Day party a BIG success, largest turnout ever, approx. 200 people!! \$1,262 for BBQ, other food and growler tasting.
- Pool opened.
- Possible game night get-together for Avocet in early fall – c/o Ben.

1) 2013 Capital Projects

- 2) Approve bid on repairs in amenities area: Repair cupolas on clubhouse and pavilions, pavilions pressure washed and painted, all roofs pressure washed, replace rotted posts in pavilions (one upper, 2 lower), possible deck and handrails re-stained (optional). Tabled for now.
- 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?
 - Irrigation system in amenities area needs significant work. Mainline leaks repaired \$470 and an additional \$1,650 was required to finalize repairs. System now operating properly.
 - Work on ponds and erosion control by Drainage Solutions will be completed when rain stops. Too wet to bring in final rock. Total cost \$3,330. Homeowner repairs were completed and billed by DS to homeowner.
 - Quoted \$2,500 by Atlanta Tree Arbors approved. Work partially completed. Issue with over-trimming at entry. Paid vendor \$2,000 will pay remainder when additional work completed (trees on right side of entry and on bank between upper and lower parking lots). May take a while with the number of trees down due to the weather.

1) Old Business

- Still need to clean out pump room. Outsource work but have at least 2 BOD members present to supervise.
- Secret Garden – Need to have letter sent to homeowner by legal. If no longer used, homeowners need to clean up area. Will get info to Crystal.
- Golden completed work to replace and paint baseboards and toe boards under cabinets. Payment approved - \$755.
- May minutes approved.
- AMG presentation of POA Act was well done. Have it presented at annual meeting?
- Pool lock repairs done.

1) New Business

- Replace vacuum cleaner in clubhouse – consider cheaper models like Bissell for \$99.00.
- Quote from Precision to re-sod amenities area and entry where needed for \$6,465.20. Need input from Harry and Rachel before making decision.

- Quote from Able to repair sink hole next to side walk in amenities area - \$210. Approved.
- Estimate from David Jones of Balanced Repairs to extend irrigation system down Lou Ivey to Apremont Entry approximately \$2,300.
- Look at landscaping along Lou Ivy as well as on the bank. Perhaps have a vote at the annual meeting?
- Request for posting sign at entry advertising soccer team – denied. May use entry notice board instead.
- Request by Melanie Morrison to take over notice board duties – approved. BOD to set guidelines and approve messages before posting.
- Inspection of backflow devices required by county. Crystal checking on vendor recommended by David Jones. Need to get a quote.
- Installation of backflow devices at clubhouse split recommended by David Jones of Balanced Repairs. Need to get a quote.
- Paid swimming lessons given by a homeowner's teenage child - addressed. Need to communicate Avocet pool is not for commercial use; and also raise liability issues with homeowner.
- Set annual meeting date and tentative agenda

1) Next meeting on August 15 – Thursday. Date is better suited for schedule of 3 attendees.

2) Adjourn