

Avocet BOD Meeting Minutes – November 15, 2013

1) Call To Order – In attendance Jeanne Aulbach, Ben Howell, Harry Frazer

2) Past Due Review –

- POA has already filed suit against one homeowner and collected judgment. Balance now \$2345. Waiting for balance to exceed \$2500 before filing suit again. Property deeded to son.
- Homeowner in settlement has not made a payment since 9-27. Balance now \$838. Need to have Katherine contact for payment.
- Homeowner in collection with balance of \$2,118. Based on L&J invoice, trying to locate out of state. Have asked Katherine to ask L&J of likelihood of collection.
- Homeowner owes \$590 – has been past due for the last year but original balance written off due to bankruptcy. Katherine following up with the closing attorney on this.
- Three additional homeowners at or above the \$400 level, 2 are new homeowners who have not yet made a payment. Will ask Katherine to put together a special letter to the two new homeowners letting them know we will place a lien on their home.

3) Financial Review/tiga

- October results- Harry – water bills appear to be much higher than last year this time. Need to investigate. Have Katherine send last two months bills as well as bills from same time next year. Leak at kiddie pool?
- POA is evaluating moving more funds to CDs or other investment vehicles. Harry looking at best deal at Ally Bank.
- Plan CapEx budget? Harry to get budget to us this week for approval.

4) Violations Review

- List of maintenance items established. Need to plan for communication to community. Will work with Katherine Carrier (our proposed new property manager), to improve communications. Maybe include in upcoming newsletter?
- Reviewed September inspection issues with Katherine. New Inspection done yesterday. Should have results for review over the weekend.
- Response to homeowner on basketball goal and weeds? Still need to decide.
- One finding was broken window on home in suit. Window repaired but based on damaged blind, looks like a home invasion. Now have lots of security signs up. Resident was also arrested twice recently. Could be a problem. Jeanne alerted GCPD about the issue.

5) Social

- Christmas parties?
- Scott willing to resurrect newsletter. Jeanne will do city news column and ACC write-up, will ask Barry for latest COPS list. Harry –financial writeup. Ben, tennis at Avocet.

6) 2013/2014 Capital Projects

- 2013 - Approved bid Golden Contracting bid on repairs in amenities area for \$9,225. Repair cupolas on clubhouse and pavilions, pavilions pressure washed and painted, all roofs pressure washed, replace rotted posts in pavilions (one upper, 2 lower), deck and handrails re-stained. Work to begin early December.
- 2013 - 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. Need to follow up to see when work will be completed.
- 2014 - Removal of dead plants and revitalization of west side of the entrance. Will need to wait because of costs of repairs in amenities area. Look at landscaping along Lou Ivy as well as on the bank?
- 2014 -Quote from Precision to re-sod amenities area and entry where needed \$6,465.20. Too late in year to implement. On list for spring?
- 2014 - Estimate from David Jones of Balanced Repairs to extend irrigation system down Lou Ivey to Apremont Entry approximately \$2,300.

- 2014 - Have gotten quote for pool resurfacing and repair of kiddie pool. Need to get additional quotes
- 2014 - Need to get quote for spring maintenance program for tennis courts.
- Need to have pine straw delivered and installed.
- Future - Mailbox project. Need to determine costs and plan for implementation.

7) Old Business

- Still need to clean out pump room. Small community project? Use to get rid of old TV and concrete picnic tables and benches and microwave?
- Secret Garden – Need to have letter sent to homeowner by legal. If no longer used, homeowners need to clean up area. Spoke with Katherine about this and showed her pictures. She agrees it is a problem.
- Replace vacuum cleaner in clubhouse – Harry to see about getting it repaired.
- Need to get new parking stickers from Barry. Overnight parking in amenities area becoming a problem again.

8) New Business

- We will take down the fence by the tennis courts. Difficult to retrieve tennis balls and does not keep out intruders, can go around the back of the courts.
- Discussed use of the area behind courts for walking trail – Neighborhood project?
- Need to contact Precision to have hollies around pavilions cut back.
- Need to contact Marshall Dye about light out on court and need to pressure wash after leaves drop. Ben to coordinate tennis maintenance with prior approval from BOD for work needed.
- Guidelines for messages on notice board?

9) Next meeting will be December 13 at 7:30am. Regularly held at new time every third Friday – moved up because of Christmas.

10) Adjourn