

Avocet BOD Meeting Minutes –August 15, 2014

1) Call To Order- 7:15am. In attendance: Jeanne Aulbach, Harry Frazer, Ben Howell & Scott Shaffer

2) Past Due Review –

- POA has already filed suit against this homeowner and collected judgment. Balance now \$2,715. Have filed suit again. Property deeded to son. 2014Legal budget increased to reflect legal fees.
- Homeowner in settlement made a \$250 payment in as part of a new, signed agreement to pay off the balance.. Balance now \$831..
- Homeowner in collection with balance of \$3,391 on the books but now \$6032 with updated legal fees. We have a final order and judgment for \$3,790.42. We have received an offer “The owner wishes to pay \$300.00 for the past dues from Jan to June and pay \$350.00 on the settlement amount until the settlement amount has been paid and the \$50.00 to stay current on his current dues.” BOD approved. L&J also garnishing bank account.
- Only 3 major past dues, total of \$11,600, \$9,000 from 2 accounts. But seeing increasing balances on several accounts.

3) Financial Review

- July results – Harry to post to website
- POA is evaluating moving more funds to CDs or other investment vehicles. Harry looking at best deal at Ally Bank. Checking on new bank for Access.
- Money to be set aside for mailboxes moved to a CD.

4) Violations Review

- Finally getting letters out again.
- Need to have letter drafted to be sent by legal after fourth letter and no results. Have a number of violations that have reached the 4th and final warning. Have legal send letters on structures, AMG send letter on yard issues. Katie
- Current level 4 violations have been sent final letter before self-help letter.

5) Social

- No Labor Day party. Will instead hold a College Football cookout at pool. Tentatively set for 9/13/14. UGA vs SC.
- Scott working on newsletter. Need contributions from Ben – tennis, Jeanne – city.
- Discussed Christmas Kids Party and need for an organizer.

6) 2013/2014 Capital Projects

- 2013 – Golden Contracting completed work. Authorize additional payment of \$675 to cover error in quote for staining pavilions. Check still not sent. Katie.
- 2014 -Quote from Precision to re-sod amenities area and entry where needed \$7,019.60. Work done but still need to review if additional work needed. Received invoice for \$5,544.60. Need to look at additional sod in areas not yet done.
- Ben getting quote for crack repair on courts. Needs to be done by end of September.
- Future - Mailbox project. Need to determine costs and plan for implementation. Presentation at annual meeting, accruing funds in separate reserve account.
- Discussed use of the area behind courts for walking trail – Neighborhood project? Or maybe a Boy Scout Life Scout Eagle project. Jeanne to contact local troop leader.

7) Old Business

- Still need to clean out pump room. Small community project?

- Need to replace signs at pool. Add No Smoking sign. Scott sending board the two different signs of rules for board to agree on wording. Will get new signs and remove old duplicate signs. Will have two sets- one on each end of back fence of pool area- currently where duplicated signs are displayed.
- Rich was going to fix lights at the entrance with LED lights, \$1,061.95 – approved. He was injured in a fall. Steve Golden got a quote to do the work. Much higher than original. Steve getting new quote for us shortly. Jeanne getting quote next week.
- Need to laminate pool permits and post in hall of clubhouse. Scott is working on this item.
- Precision bill – repair sprinkler heads. \$155 – payment made?
- Able bill of \$222 for checking problem with water heater to get quote. We did not pay.

8) New Business

- L&J bill - \$876.71. Board approved.
- Rooter Plus - \$125 – repair leak in bathroom. Board approved.
- Need to have ArborNomics out to retreat weeds in amenities area.
- Katie building preliminary task calendar. Need to review and add tasks as needed.
- Katie obtaining quotes on pool maintenance. Need to move to new provider.
- Need to cut back elephant ears and lilies at entry and level off entrance bushes. Katie to discuss with Precision on handling this task.
- Schedule annual meeting – develop preliminary agenda. Scheduled for 9/18/14 at 7:00pm at Avocet Clubhouse.
- Discussion to get quotes on converting kiddie pool to a splash area for kids- safer. Getting quotes for future discussion.
- Lights in clubhouse need to be fixed. Katie to handle getting this arranged.
- Need a clock for pool area. Ben checking on this item.

9) Next meeting will be annual meeting – 9/18/14 at 7:00pm.

10) Adjourned at 8:15am