

Avocet BOD Meeting Minutes –November 21, 2014

- 1) **Call To Order: 7:42am In Attendance: Jeanne Aulbach, Tom Cole, Harry Frazer, Armand Palla, and Scott Shaffer**
- 2) **Discussed recent neighborhood security concerns with HOA members attending: Barry Sharp, Mary Frances Katz, Ashlyn Hughes, Manuj Madhaven, Chris Bricker and Jonathan.**
 - Jonathan presented some options his company CAI could provide the HOA with IP cameras. Will provide estimates and further details to be considered. Need other estimates if decide to take this option, some risk considerations to be considered as well.
 - Mary Frances, Chris and Manuj to look into getting other quotes.
- 3) **Past Due Review –**
 - POA has already filed suit against this homeowner and collected judgment. Property deeded to son. 2014 Legal budget increased to reflect legal fees. Balance now \$3211. Initiated suit. Homeowner responded requesting payment plan, \$300 + \$50 a month. Need to reconcile ledger between Access and L&J. Agreement reviewed and approved.
 - Homeowner in settlement making payments in as part of a new, signed agreement to pay off the balance. Balance now \$175.
 - Homeowner in collection with leger balance of \$7,448 with updated legal fees. We have a final order and judgment for \$3,790.42. L&J garnished bank account and received a payment of \$1,203 not reflected on our ledger yet. Still need to recon ledgers and review final agreement.
 - Only 3 major past dues, total of \$12,900, \$11,000 from 2 accounts. But seeing increasing balances on several accounts. Now have 3 over \$300. Need letters sent to those that are now over \$300.
 - Concern about L&J and AMG.. Have requested to be copied on all correspondence. This is not yet happening. Also, still problems with recon between
- 4) **Financial Review**
 - Current results
 - 2015 budget completed and sent to Katie.
 - Review of possible capital projects.
- 5) **Violations Review**
 - 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 has sent three landscape letters for review. No draft for structural issues.
 - Current level 4 violations have been sent final letter before self-help letter.
- 6) **Social**
 - Hunter O'Donnell has agreed to do Kids Christmas Party. Invitation sent to neighborhood. Santa located. Need to pay \$225 in advance.
- 7) **2013/2014 Capital Projects**
 - 2014 - Removal of dead plants and revitalization of west side of the entrance. Ed Castro selected: \$5,905 + \$1,200 drip line. Installation scheduled for 12-2. Letters sent to adjacent homeowners.
 - 2014 – Lights replacement at entry completed. All Power Electric invoice approved for \$4,704.
 - 2015 - Look at landscaping along Lou Ivy as well as on the bank? Ed Castro recommends upgrading landscaping over next 3 – 5 years in small projects. Will set up landscape plan. Revitalize Landscape Committee?
 - 2015 - Need to look at additional sod in areas not yet done.
 - 2015 - Estimate from David Jones of Balanced Repairs to extend irrigation system down Lou Ivey to Apremont Entry approximately \$2,300.
 - 2015 – Splash pad.

- 2015 - Ben will get quote for crack repair on courts in early spring.
- Future - Accruing funds in separate reserve account for mailboxes.
- Use of the area behind courts for walking trail – Neighborhood project?

8) Old Business

- Still need to clean out pump room. Small community project for Spring.
- Secret Garden –Additional cleanup required – do with walking trails?
- Need to replace signs at pool. Add No Smoking sign. AquaMaster will handle.
- Pool permits posted in frame in hall of clubhouse
- Access pushing on payments for estimate of water heater under sink (says there was work done not shown on the invoice) and the trip for the keys (dropped an hour of time from it) \$202 new balance. Requested new copy of water heater invoice from Katie. Have not received.
- Metro One Contracting \$125 for lights.
- Tree trimming around street lights, \$50 per tree plus \$100 for a really overgrown tree, roughly \$1,800 - \$2,000. Jeanne reviewed list and made some changes that need to be updated. Will send letters to affected residents.
- Have clubhouse rekeyed so one key works on both clubhouse entry doors and chair closet. Key to main clubhouse door having issues. Harry has a contact who might be able to handle this for us.
- Have new lock installed on pump room. Not working properly. Part of rekeying of clubhouse.
- Purchase clock for pool area.

9) New Business

- Have had several incidents: pumpkins stolen & smashed, mail stolen from mailbox with financial loss, truck stolen from Avocet Court. COPS committee sent out flier, cost \$??. Request to install cameras. COPS planning on door to door campaign.
- Mary Frances Katz may be able to revive Newcomer Committee.
- Now need to complete “reimbursement form” for payments. Very burdensome when invoices have all the info necessary already. Really dropping the ball on payments. Two vendors had problems with checks. Need to check with Katie that the form is only needed for individual reimbursements not vendors.
- Owens & Mitchell – audit - \$3,000.
- Balanced Repairs – winterization of irrigation systems - \$150. Approved.
- L&J – Retainer \$1,260, collections \$895, less retainer applied \$326, total \$1,829.
- Need to have door to clubhouse repaired, the arm that auto shuts the door is broken.
- Pool gate no longer closes automatically.
- Need to organize committee to work on POA Act.
- Need to get Barry an updated list of homeowners for block captain info.
- Armand working on proposals for Management Company options.
- Jeanne organizing issues and will discuss with AMG.
- Scott will work with Andy on updating info on website.

10) Next meeting will be January 19 at 7:30 am. No December meeting unless necessary.

11) Adjourn