

Avocet BOD Meeting Agenda –January 23, 2015

1) Call To Order

2) 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 \$3461. Initiated suit. Homeowner responded requesting payment plan, \$300 + \$50 a month. L&J reconciled. Cannot collect late fees. AMG ledgers need to be adjusted. Agreement reviewed and approved. Need update from Katie.
- Homeowner in settlement making payments in as part of a new, signed agreement to pay off the balance. Balance now \$135.
- Homeowner in collection with ledger balance of \$7,567 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. Need update from Katie.
- Only 2 major past dues, total of \$12,700, \$11,000 from 2 accounts. But seeing increasing balances on several accounts. Only 1 over \$300. Most only 1 month or late fees. Many never past due. Problem with switch to new bank. Will ask AMG to ID where delays in posting and reverse late fees.
- Concern about L&J and AMG. Have requested to be copied on all correspondence. This is still not happening. Also, no follow-up from Katie on outstanding issues until we requested yesterday.

3) Financial Review

- Current results
- Review of possible capital projects.

4) 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.

5) Social

- Christmas party a hit. Total cost

6) 2013/2014 Capital Projects

- 2014 - Removal of dead plants and revitalization of west side of the entrance, \$5,905 + \$1,200 drip line. Installation complete. Need approval
- 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. May have very high cost for permitting. Bob Steele investigating options.
- 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? Not eligible for scouting project.

Old Business

- Still need to clean out pump room. Small community project?
- Secret Garden –Additional cleanup required – do with walking trails?
- Need to replace signs at pool. Add No Smoking sign. AquaMaster will handle.

- 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. Water heater \$222.
- 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
- Have new lock installed on pump room. Not working properly. Harry
- Purchase clock for pool area.
- Need to have door to clubhouse repaired, the arm that auto shuts the door is broken.
- Owens & Mitchell – audit - \$3,000.
- Pool gate no longer closes automatically.
- Need to organize committee to work on POA Act.

7) New Business

- L&J – \$235 - recon.
- Ed Castro winter straw proposal, \$2,400. Need additional straw along Lou Ivy, \$300.
- Problems with AMG.

8) Next meeting will be February 20 at 7:30 am.

9) Adjourn