

Avocet BOD Meeting Agenda –March 20, 2015

1) Call To Order

2) Past Due Review

- POA has already filed suit against this homeowner and collected judgment. AMG ledgers may still need to be adjusted. Agreement reviewed and approved. Received \$2,800 in 2 payments!
- 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 \$7,910 with updated legal fees. We have a final order and judgment for \$3,790.42 and per L&J, an outstanding balance of \$6,422. L&J garnished bank account and received a payment of \$1,203. Still need to recon ledgers and approve final agreement. Need update from Katie. L&J emailed Katie on 12-3 requesting an update, Katie did not forward this on until 2-9. L&J now finalizing agreement with homeowner's attorney.
- Only 2 major past dues, down to \$10,000 from \$13,300 from 2 accounts. Letter sent to homeowner 6 months past due. Payment in full received and \$50 in late fees forgiven. Past due letters still need to include info about bank switch. January and February late fees reversed for everyone.
- Still concern about L&J and AMG. Have requested to be copied on all correspondence. This is still not always happening.

3) Financial Review

- Current results
- Review of possible capital projects.
- Harry to have capex project completed last year and booked this year backdated to 2014.

4) Violations Review

- Working with L&J to have letter drafted to be sent by legal after fourth warning 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. Need to work with new management company on lettering process.
- Current level 4 violations have been sent final letter before self-help letter. Need to review to determine action needed.
- Problems with parking and frequent business visits on Avocet Drive
- Problems with 2 homes on Pomarine Circle.
- Issue with car parked in yard.
- One car tagged in amenities area this month
- Need to get weed letters out ASAP
- Validated Katie's inspection, many missing items found and documented. Additional letters requested. Violation log is a complete disaster. Looks like some letters weren't send, still have typos and lettering frequencies still wrong. Sean Ruthven stated he would correct and send out any missed letters.
- Received concerns from two homeowners about invalid findings. Need to check and respond.

5) Social

- Summer/Memorial Day Party - Melanie Morrison agreed to take care of. What is her budge?

6) 2013/2014 Capital Projects

- 2015 - Look at landscaping along Lou? Ed Castro recommends upgrading landscaping over next 3 – 5 years in small projects. Will set up landscape plan. Revitalize Landscape Committee?
- 2015 - Estimate from David Jones of Balanced Repairs to extend irrigation system down Lou Ivey to Apremont Entry, approximately \$2,300.
- 2015 - Need to look at additional sod in areas not yet done.
- 2015 – Splash pad. May have very high cost for permitting. Bob Steele investigating options. Also sent request to Steve Golden

- 2015 - Ben will get quote for crack repair and other maintenance needed on courts in early spring.
- Future - Accruing funds in separate reserve account for possible mailbox project.
- 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 still pushing on payments for estimate of water heater under sink (says there was work done not shown on the invoice) \$222. We will not pay.
- 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 Project will move forward after trees leaf out.
- Have clubhouse rekeyed so one key works on both clubhouse entry doors and chair closet. Key to main clubhouse door having issues. Asking Steve Golden to quote.
- Have new lock installed on pump room. Not working properly. Included with above.
- Purchase clock for pool area.
- Need to have door to clubhouse repaired, the arm that auto shuts the door is broken. Golden.
- Owens & Mitchell – audit - \$3,000 do we have report and is invoice paid? Yes.
- Pool gate no longer closes automatically. Golden.
- Need to organize committee to work on POA Act. Floyd Dickens has agreed to lead effort.
- Problems with AMG. See below.

7) New Business

- L&J invoice, \$944.50, \$700 for preliminary work on self-help letter.
- Need to check with Ed Castro on billing.
- Need new pool umbrellas.
- Received invoice from UPCCA for \$545. Do we want to renew our membership?
- Terminating service with AMG May 1. Need to work quickly to screen companies. Also need to develop list of requirements. Will need at least 2 or 3 evening meeting in the next three weeks for face to face interviews of top contenders.

8) Next meeting will be April 17 at 7:30 am.

9) Adjourn