

Avocet BOD Meeting Agenda –April 17, 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. Balance now \$821. Legal working with homeowner on remaining payments as homeowner disputes charges.
- Homeowner in settlement making payments in as part of a new, signed agreement to pay off the balance. Balance now \$145.
- Homeowner in collection with ledger balance of \$7,910 in March now \$8,195 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. Final agreement approved. Agreement letter sent and owners' attorney responded on 3-12. No update since.
- Now have 3 additional significant past dues over \$100. From the bank change?

3) Financial Review

- Current results
- Harry had capex projects 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, CMA send letter on yard issues. Will work with CMA on lettering process.
- Current level 4 violations have been sent final letter before self-help letter. Need to review to determine action needed.
- Am guessing we are not getting an inspection this month. Need to work with CMA to schedule n ASAP after May 1.

5) Social

- Summer/Memorial Day Party - Melanie Morrison agreed to take care of with Harry's help. Budget \$600?

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. Will to work with CMA to get quotes. Steve Golden stated it is out of his area.
- 2015 - Ben will get quote for crack repair and other maintenance needed on courts in early spring.
 1. Crack repair for Court # 3 (lower courts)- **waiting for quote**
 2. Pressure wash all 4 courts- I believe this service is around \$1,400...
 3. Wind Screen on Court # 4 is sagging, need it refastened.
 4. Scoreboard on Court # 4 is broken, we likely need a new one
 5. A few of our trash cans that hang on the net post are broken and need to be replaced as well as the ball holders they hang from
 6. We need a few new plastic benches like the ones we currently have. **Decision made to wait to replace.**
- Future - Accruing funds in separate reserve account for possible mailbox project.
- Use of the area behind courts for walking trail – Neighborhood project – work with Ed Castro?

Old Business

- Still need to clean out pump room. Bob Steele cleaning out some junk. 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 really pushing on payments for estimate of water heater under sink (says there was work done not shown on the invoice) \$222. Now using as leverage for change in management companies.
- 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 or easier to just put out a flier to everyone? 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. Asked 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 and gate to kiddie pool pump needs to be secured. Golden completed, \$375.
- Need to organize committee to work on POA Act. Floyd Dickens has agreed to lead effort.

7) New Business

- L&J invoice, \$944.50, \$700 for preliminary work on self-help letter. Not paid on time. Katie did make the payment. New balance \$455.14. Letter for self-help, collection issue and late fee.
- Have invoice for remaining annual payment to Ed Castro \$7,954.
- Need new pool umbrellas.
- Notified UPCCA that we are not joining this year.
- Terminating service with AMG May 1. Selected CMA.

8) Next meeting will be May 21 at 7:30 am.

9) Adjourn