

Avocet BOD Meeting Agenda –May 17, 2015

1) Call To Order

2) Past Due Review

- POA has already filed suit against this homeowner and collected judgment. CMA 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 \$8,176 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. Need to recon CMA and L&J ledgers.
- Now have 6 additional significant past dues over \$100. From the bank change or the transition?
- Looks like no payments applied since transition.

3) Financial Review

- Current results

4) Violations Review

- L&J has 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. Need to review and approve.
- 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.
- CMA inspection with BOD today.

5) Social

- Summer/Memorial Day Party - Melanie Morrison, Harry and Barry Sharp Organizing.. Budget \$600. Great response so far. Burger and hot dogs, 'Cue BBQ and Growler beer.

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? Need status update. Ben moving. Committee will be Manoj Madhavan & Julie Ellis,
 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?
- AquaMaster replaced required signs at pool. CMA added sign for maintenance. Need to add No Smoking sign.
- Access pushed on payments for estimate of water heater under sink (says there was work done not shown on the invoice) \$222. Was it paid?
- Tree trimming around street lights. Have new quote from Tree Arbors for \$1,400. Need to notify homeowners of work.
- 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.
- Remaining annual payment to Ed Castro \$7,954. Was this paid?
- Need new pool umbrellas.
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7) New Business

- Welcome Tammy Foley, new property manager with CMA!
- L&J invoice, \$1,022.50, \$690 for self-help letter, \$322.50 collections.
- Work approved for Steve Golden.
 - Provide and install new window on front of club house and paint \$ 750.00
 - Clean ceiling fans on exterior of building \$ 30.00
 - Change locks on club house to include interior door , exterior door, and chair room door all locks are to match. \$ 775.00
 - Clean and paint sign board and pavilion . Provide and install new cork board.\$ 675.00
 - Provide and install new sensors for exterior flood lights \$ 300.00
 - Repair columns on rear of club house and paint.Provide and install
 - new screen on gable vent to attic and paint vent \$ 475.00
 - Provide and install new lock to pump room \$ 175.00
 - Replace damaged boards on fence pressure wash and paint. \$ 2,300.00
- Additional work quoted by Golden – on hold
 - Provide and install commercial grade electric heater in pump room \$ 2,900.00
 - Replace 50 gallon water heater \$900
- Armand – post old minutes?
- Problems – 2 homes on Pomarine Circle and one on Avocet Drive. May need to have police involved with 2, city code compliance with 1.

8) Next meeting will be June 19 at 7:30 am.

9) Adjourn