

## Avocet BOD Meeting Agenda –August 21, 2015

### 1) Call To Order

### 2) Past Due Review

- Need report that lists name and address sorted by amount owed descending. Note: Can use current report. Shows all non-zero balances.
- Still have a LOT of past dues. Letters sent to homeowners still sending payments to AMG.
- POA has already filed suit against this homeowner and collected judgment. CMA ledgers may still need to be adjusted. Agreement reviewed and approved. Payment made for year, but short one month. What is current balance? Still need to reconcile with L&J!
- Homeowner in settlement making payments in as part of a new, signed agreement to pay off the balance. Balance now \$245. Homeowner sending in new payment.
- Homeowner in collection with ledger balance of \$7,910 in March now \$8,326 with updated legal fees. We have a final order and judgment for \$3,790.42 and per L&J at last update, an outstanding balance of \$?. L&J garnished bank account and received a payment of \$1,203. Still need to recon CMA and L&J ledgers. Have asked for option on likelihood of collecting but no response except to state the actions taken shown on latest bills. Is this just good money going down the drain with bad? We need to hear **directly** from L&J as there seems to be some miscommunication. No further spending approved at this point.

### 3) Financial Review

- Current results. Where are we at today? Financials still not correct. All monies seem to have been moved.

### 4) Violations Review

- L&J has letter drafted to be sent by legal after fourth warning letter and no results. Approved. Need to determine what current violations warrant this letter. Will work with Tammy.
- Current level 4 violations have been sent final letter before self-help letter. Need to review to determine action needed.
- Need review current inspection and get letters out ASAP. Initial pass was first violation. Needs to be the Maintenance Reminder. Have sent the request to Tammy to make the change. Long delays in getting custom letters entered into the system. First round of letters must be excellent or we lose credibility. Tammy to get new letters for our review shortly.
- Code violation filed on home with overgrown grass. Mowed ASAP after notified of violation. Grass overgrown again. Tammy, please file a code violation today.
- Code violation filed on home with filthy pool and plywood back door. No activity on improvement. City is working with homeowner to correct. Also need to send legal letter on other maintenance issues.

### 5) Social

- Christmas kids party?

### 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? Need to hold till next year because of costs of projects this year.
- 2015 - Estimate from David Jones of Balanced Repairs to extend irrigation system down Lou Ivey to Apremont Entry, approximately \$2,300. Hold till next year.
- 2015 - Need to look at additional sod in areas not yet done. Review next spring.
- 2015/2016 – Splash pad. Not possible due to space constraints.
- 2015 – Still waiting on quote for crack repair and other maintenance needed on courts. Will probably need to wait until early fall or next spring. Need status update from committee.
  1. Crack repair for Court # 3 (lower courts)- **waiting for quote?**
  2. Wind Screen on Court # 4 is sagging, need it refastened.

3. Scoreboard on Court # 4 is broken, we likely need a new one
  4. 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
- 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. Small community project? Ken doing some reorganization.
- Secret Garden –Additional cleanup required.
- Need to organize committee to work on POA Act. Floyd Dickens has agreed to lead effort.
- Need new pool umbrellas. Will purchase in spring.
- Work in process - Golden
  - Replace 50 gallon water heater: \$950.00
  - Replace water fountain – Steve mis-measured the hallway. Original fountain too big by 6 inches. Getting quote on smaller fountain that will use bottles and provide cups for ADA compliance.
- Armand – review & post old minutes?
- Problems – 2 homes on Pomarine. Contacted police. Homeowners working together to call police when needed. Police will now issue citations at one home when contacted and a nuisance is found. The other home seems to have relocated auto repair business elsewhere. But now periodically storing heavy equipment and a dumpster. Code violation filed.
- Estimates to replace retaining wall. All will replace with stone. Need to interview Drainage Solutions and Caliber before awarding final bid.
  - Drainage Solutions \$19,720.
  - Quote of \$39,000 for same work by Water Logic.
  - Caliber Site Management 16,950.00 NOTE: Association may need permitting for any section of wall over 4' in height, and shall be responsible for permitting. Caliber can provide that service, but it is fee based.
- Playworx - \$1,522 to tune up and clean playground equipment and add mulch. Work not complete yet. MICH looks like it was left by Atlanta Tree Arbors from tree removal. Tammy to contact them and have it removed. Also going to contact Playworx to get work done.
- Work completed on detention pond by Drainage Solutions, \$970. Pond draining well now.
- AquaMaster: Final bill of \$750 paid and keys returned.
- Met with Chris Dicks from Ed Castro to review issues. Some have been addressed. Still seeing problems. Tammy will follow up and get list of issues from Chris with status.

### **7) New Business**

- Legal fees \$55.18. Continued collection efforts on settlement.
- Atlanta Tree Arbors \$2,350 to remove river birches by pool, stump grinding, cut back branches overhanging pool and remove dead branches from trees on Lapwing Court. Need to contact Balanced Repairs. Work may have damaged irrigation system wiring.
- Additional pool work from maintenance needs and flooding. Drain cleaned by Ed Castro but clogged again this week from runoff from homeowner property. Need to address. Will work with homeowner to assist in correcting the erosion issue.
  - Ken: \$787.99 includes pool service and supplies; \$443.25 special cleaning from flooding.
  - P3 Painting & Renovations, Inc.: Pressure wash pool deck after flooding; \$575.
- Final cash transfer from Access – Renewing CD.
- Have additional quotes from Water Logic. Ken following up to ensure quote meets requirements. Has stated the initial installation of drains back in 2011 was not up to code. Work approved pending new quotes from Water Logic.
  - \$2,880 – resurface Kiddie Pool
  - \$2,884 – replace pool drain covers to be in compliance with regs.
  - \$2,844 - Install two water spray bubblers at the top of the tile line

- Approved pine straw quote of \$2,400.

**8) Next meeting will be Annual Meeting September 24th.**

**9) Adjourn**