

Avocet BOD Meeting Minutes May 17, 2016

Place: Avocet HOA Club House

Time: 7:00 p.m.

Members present: Tom Cole, Victoria Gaston, Mike Frintner, Harry Frazer, Ardie Sudduth, Tammy Foley

1) Call to Order

Meeting called to order by Tom Cole, President

2) Acceptance of minutes from last meeting (March 15, 2018).

Minutes amended and accepted by all BOD members present. Minutes to be sent to Avocet HOA website for distribution

3) Committee Reports

Landscape:

- a. *Mike reported that the sprinkler system is getting set up.*
- b. *Landscape committee continues to work on replacing bare areas with ground cover*
- c. *New grill for the HOA pool area. Mike has purchased the new grill and agreed to put it together before the Memorial Day party.*
- d. *Approval to move holly bush off of homeowner's lot line. Homeowner will purchase a Camilla bush to replace the removed bush. The new bush will be moved about two feet from the lot line. BOD approved removal.*

Tennis

- a. *Issues with the lighting.
It has been reported that the lights have been on late at night and very early in the morning, disturbing nearby homeowners. The timing system will be evaluated and changed as needed.*
- b. *Tennis courts were power washed.*

4) New Business

- a. **Current** invoices requiring payment reviewed and approved by BOD.
- b. **Parking** in common areas of clubhouse, tennis courts, and playground.
This is private HOA property. Community safety issues were discussed and BOD made the unanimous decision to post this area as a no parking zone from 11 p.m. to 6 a.m. Signs will be posted and cars may be towed at car owner's expense.

5) Financial Review

- a. *Financials Reviewed for period 04/30/17.
Balance Sheet report—Total Assets and Equity=\$93,772.23
Aging DS report reviewed and appropriate letters have been sent to the delinquent accounts.*

6) Old Business:

- a. *POA Amendment discussed. Tammy suggests a fact sheet be developed to facilitate the understanding of the need for this document to be approved by Avocet homeowners. Tammy has some examples of fact sheets used by other homeowner associations and will share with the BOD.*
- b. *Fencing to enclose swimming pool and allow access to bathrooms in clubhouse. Additional estimates will be requested; the first estimate was rejected by the BOD.*
- c. *Detention pond. Additional estimates have been requested and should be ready for BOD review by early June or next meeting.*

- d. BOD continues to discuss idea of using electronic key fobs for access to the pool, tennis courts, and club house. Many of the estimates Tammy has received are costly, but BOD asks Tammy to continue exploring this idea. This idea is continuing because safety issues are a concern as well as the need to limit the use of facilities by uninvited persons.*
- e. BOD discussed need to defer resurfacing of the tennis courts until 2018 based upon financial analysis.*
- f. Memorial Day Party. Cue will cater the BBQ and additional food items. Harry agreed to grill hot dogs; a memorandum will be sent to all homeowners regarding the pool party from 11:00—3:00pm; a notice will be posted on the bulletin board at the entrance to the subdivision.*

7) Next meeting—June, 3rd Wednesday (June 21, 2017) 7:00 p.m. in Avocet Club House

8) Adjourn—8:15 p.m.

Respectfully submitted

Ardie Sudduth, Secretary