

Avocet BOD Meeting Agenda and Minutes —August 15, 2018

Place: Avocet Property Owners Club House

Time: 7:00 p.m.

Discussions and actions taken by BOD in italics

*Approval to submit these minutes taken by A. Sudduth, BOD secretary 2018 until elections September 2018 meeting given by Tom Cole, President of Avocet BOD.

1) Call to Order. Meeting called to order by Tom Cole, President

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

2) Acceptance of Minutes of July, 2018. *Minutes approved unanimously after adding all in attendance.*

Minutes will be posted on the Avocet Homeowners website .

3) Committee Reports (if Applicable)

- ACC; *many requests submitted for review by homeowners.*
- Landscape. Front entrance: *14+ dead plants have been removed and replaced with 25 new ones to improve the appearance.*

4) Financial Review

- Aging Report. *Reviewed by BOD*
- Balance Report—*Reviewed by BOD; continued concerns regarding income vs required/needed spending for essentials, repairs, and improvements vs saving as required.*
- Income Report—*Reviewed by BOD*

5) Past Due Review

- Updates from Gaddis & Lanier; *Approved paying current invoice of \$810 for work completed and the \$1200 retainer.*
- Others (if any).

6) Violations Review

- Review current issues to determine which letters should be sent, including letters from legal; *Reviewed by BOD.*

7) Social . *Discussed having pizza, beer, and soda at annual meeting.*

8) New Business (Outstanding invoices, pressing community issues).

- Outstanding invoices. *Reviewed and approved by BOD. Payment made through CMA.*
- Homeowner Q & A (if necessary)
- **Dues increase discussion:** *Continued discussion of the financial status of the Avocet POA: income, expenses, saving.*
- **Dues Increase:** *The treasurer presented a spread sheet outlining the need for more money for operating budget/spending on repairs/capital improvements. The BOD voted unanimously to increase the dues from \$50 to \$75 for every household, based upon a careful analysis of the current needs and projected needs (using the CRA as a baseline) as well as the analysis of the yearly routine operating costs.*

- **Club House:** Discussion regarding need for light bulbs in the Club House to be changed; one vacuum is currently working—the other was damaged when the cord was yanked out of its origin.
- **Club House grill;** The grill was replaced for the Memorial Day Party. At this time (August 15) the grill is in terrible condition—hard to believe it was new May 31; the gas tank is empty. There currently is not a policy regarding gas replacement and cleaning the grill. After careful consideration of these issues, the BOD unanimously decided on the following policy: The grill will be cleaned by the cleaning staff when the pool is closed at the end of September. The grill will be rented from the club house manager with a \$25.00 deposit and a \$10.00 rental fee. If the grill is left clean and in good repair the deposit will be returned. The \$10.00 fee will assist with the cost of the gas tank replacement.
- **Annual meeting planning;** A letter will be sent to all home owners about the time and place of the annual meeting. The rationale for the fee increase will be included.

9) 2018 & Future Capital Projects

- Cameras for Pool/Tennis area—tabled at this time due to concerns about cost. Cameras are needed in the future for resident safety due to homeowner's reports of who they believed to be unauthorized individuals using the pool / tennis courts and parking in the parking lots.
- Key fobs for Pool—Tabled at this time due to concerns about cost. Multiple keys appear to be circulating and persons who do not live in the subdivision are using the pool; this is a safety concern. Many subdivisions are installing electronic entries to their amenities for this reason.
- Code lock for clubhouse: this would facilitate only paying residents of the subdivision gaining access to the clubhouse and/or the pool. No decision at this time due to concern about costs.
- Electronic payments discussed. To facilitate collection of rental fees and deposit fees for the Club house and the grill, electronic payment would be easier for the volunteer who manages the clubhouse/grill and to collect the fees and deposits as well as provide a timely return of the deposit to the homeowner when appropriate. Likewise it would be easier for the homeowner to pay the rental and deposit. No decision at this meeting due to concerns about cost at this time.

10) Old Business

- Review invoices from last meeting to verify payment. BOD Reviewed with Tammy

11) Next meeting (Annual meeting)—September 15, 2018 at 7:00 p.m. in the Avocet Club House;

12) Adjourn Meeting adjourned at 8:00 p.m.

Respectfully submitted

Ardie Sudduth, secretary