

Avocet BOD Meeting Agenda and Minutes—September 19, 2019

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.

- **Call to Order:** Meeting called to order by Tom Cole, President
 - **Members of Board Present:** Tom Cole, Victoria Gaston, Mike Frintner, Harry Frazer, Ardie Sudduth, Tammy Foley.
 - **Acceptance of Minutes of August 15, 2019;** *deferred until October meeting due to annual meeting discussion of increased homeowner dues and other homeowner issues.*
 - **Determine Quorum:** *Quorum present*
 - **Finance Committee Report & Review 2017/2018 Financial Position;** *Jean Aulbach, chair of the financial committee (Doug Katz, Alicia Chafin, & Barry Sharp, and Harry Frazer, BOD representative) presented their review of the needs of the Avocet Homeowners Association, including past costs and future costs. A few of the highlights of her presentation included the importance to the community of the tennis courts and the costs of their maintenance; the maintenance of the detention pond over the years and most recently the repair of swimming pool and retaining wall. The report also briefly reviewed the Capital Reserve Analysis Report. Jean has plans to submit the important information presented for publication on the Avocet website.*
 - It was observed by one homeowner that buying power has decreased 40% since 2005; dues have not been raised since 2007.
 - Accomplishments include the following:
 - Christmas Party—only two children attended; sponsored by AT&T
 - Memorial Day Party—*outside support by \$400 from AT&T and donations of door prizes by Rachael Frintner*
 - Pool Gate—moved to meet Code requirements of Gwinnett County
 - Landscaping company changed to save money; quality of service has improved while costs were reduced.
 - Discussion of safety issues; a camera was installed at front gate but it is already outdated and needs to be upgraded. Safety of individual property remains the responsibility of the homeowner. The COPS Committee with Barry Sharp meets with the community several times a year.
- General Discussion of communicating with the homeowners included ideas such as webcam, MP3. *No decisions at this meeting.*

BOD Nominations: **Tom Cole, Harry Frazer, Mike Frintner, Travis Chafin, Tyler Greene.** *Members voted into office unanimously by homeowners present. BOD agreed to following positions: Tom Cole, President, Mike Frintner, Vice-President, Harry Frazer, Vice-President, Tyler Greene, Treasure, Travis Chafin, Secretary.*

Dues increase: Harry Frazer moved and Tom Cole seconded the following motion: Avocet Homeowners dues will increase to \$62.50/month beginning January 1, 2019. Voting for the motion: Tom, Harry, Mike, Travis. Tyler abstained. Motion passed.

The BOD will call a meeting of the Homeowners association for October 24, 2018 to allow for further discussion of the increase in association dues.

Adjourned: 9:15 p.m.

**Respectfully submitted,
Ardith L. Sudduth
Secretary 9/2017- 9/2018**