

# Avondale Grove Homeowners' Association

18-August-2011

## Fall General Attendance Meeting

### Board Members in Attendance:

- President-Bob McConnell;
- Vice President-Tim Sullivan;
- Director-Drew Barthle, Jr.
- Secretary Proxy – John Avender

Other Non-Board members in attendance: See Attendance List

Meeting Called to Order: 6:30PM

### Introductions

- Bob provided introductions for Board, noted absence of Treasurer and proxy notetaker

### Agenda and Quorum

- Tim Sullivan confirmed 13 houses represented: Quorum NOT present, so voting for meeting is not permitted
- Update :@ 6:40 quorum was reached, 2 homeowners arrived representing 2 additional homes to bring the total to 15 home represented. This allowed voting to occur.

Our Website – [www.avondalegroveshoa.com](http://www.avondalegroveshoa.com)

- Recommended for viewing for dates and times, and documents
- Bo noted forum has been temporarily suspended; may return

### Treasurer's report

- No volunteers to date for treasurer vacancy
  - Volunteer came from meeting
  - Tiffany Delvalle
  - Email: [slowrun20@yahoo.com](mailto:slowrun20@yahoo.com)
  - Phone: cell 706-267-1925
    - Can act as treasurer but not be brought onto the board
- Bob paying bills and accepting checks

- Balances
  - \$7,500 money market acct
  - \$14,250 primary checking acct
  - \$8,655 Expenses YTD
  - \$3,650 in receivables-association dues
    - Dues after Sept 1 will result in penalty
- Full details of accounting on website as PDF

Q: How often are road cleaners coming?

A: Bob confirmed that we don't have a cleaning service come through, but some vendors may send spot crews out to clean areas of the road

#### Perimeter Fence Financing

- Drew:
  - Is HOA or HO responsible for fence?
    - HOA owns property in front of white fences,
    - HOA does not own any easement on perimeter
    - If HOA owns fence, increase in dues will be needed
      - To replace fence \$85K with a wood fence
        - Ages in 1 to 2 years
      - PVC replacement=140K
        - Better appearance, more expensive
      - Wood fence=\$2500/house
        - 14 month/home (15 yr)
        - 21 month/home (10 yr)
      - PVC=\$4100/house
        - 23 month/home (15 yr)
        - 34 Month/home (10 yr)
  - Current liability coverage for roads, lock box area and gate
  - If fence is added to liability, it would be \$1990/year premium, added to our existing coverage
    - Does not include wear/tear, termite coverage
    - \$1000 deductible
    - Not a cure all if not catastrophic repair
  - Arguments re: more/less fence per home
  - If HOA assumes fencing details, there would need to be claims process
    - Option #1, if HOA is responsible for fence, it would require claims committee to prioritize/assessment damages
    - Option #2 is homeowner is responsible for there own perimeter fence

- Fence would need to be in harmony (same type)
  - Option #3 would be a special assessment to replace fence all at once
- Assessment: fence is from 2005; developer spent \$25K
- Al Causey notes that there is a drainage easement, to which Drew noted coverage would be based on language of individual policies
- Question: were dues lower in previous years
- Answer: Yes, as an inducement for developer to sell houses
  - Fence was not part of those dues
- Drew recommended keep grass down, concreting posts and use of water seal to preserve life of wood fence
- Vote: Whether the HOA will be responsible for fencing
  - Yea-HOA to be responsible for perimeter fencing (zero votes)
  - No-HOA is not responsible for perimeter fencing (15 nays)

#### Election Committee (3 part member)

- Need election committee to collect bios for those interested to run on board, send out ballots, count votes, and announce who 2012 board will be

#### Board Nominations 2012

- If interested, put together bio for neighbors to read on the ballot
- Transitional meeting required in December for 2011 to 2012 board
- After election 2012 Board would determine roles on the Board
  - Q- How does Arch Chair get determined
  - A- 2012 board will determine

#### Open Forum

- Q. How are photos from gate cameras being protected? What security provisions are provided to protect data
  - A. Photos are stored to SD card, none are published or placed on line
- Concern about posting of sign, indicating meetings off site, alerts outsiders that people will be out of the neighborhood
  - Al notes that the posting is required by state statute (as is the posting of the board meeting dates)
  - Offers were made to call people, but it does not take away the statutory obligation
- Question regarding long stretch of fence-could people take turns mowing the area
  - No issues with mowing property
- Q. Any issues with gate control box being left open? Moses noted some people messing with box
  - A. Everyone has combination for control box; Bob to check on pad lock
  - Update: Padlock still secured 8:00 pm 8/18/11

Motion to adjourn and seconded at 7:28 pm