

Avondale Grove Homeowners Association
Board of Directors Meeting Agenda
January 14, 2014 Panera Bread 6:30 pm

CALL TO ORDER

APPROVAL OF MINUTES

November 2013 Annual Budget Meeting Minutes

OFFICER ASSIGNMENT

- President
- Vice-President
- Treasurer
- Secretary
- Board Member at Large

Committees

- Architectural Review – Kay Green
- Gate
- Lawn Maintenance
- Gate Call Box
- Front Entrance Lights
- Gate Security Code Maintenance

FINANCES

Bank Account Balances - Tiffany

January Assessments

Past Due Assessment Status

1528 Avondale Ridge – Callins (\$96.45)
1617 Avondale Ridge – Mathis (\$496.11)
1511 Avondale Ridge – Buckner (\$25)
1512 Avondale Ridge – Bellfy (\$6.11)
1625 Avondale Ridge - VanderPloeg – (\$120)

Gate Call Box Management – DoorKing

Reimbursement to Tim Sullivan \$35.53

2013 Tax Return

- **Action:** Tiffany to contact CPA to confirm completion of 2013 tax return and that we paid for return

Stamp Expense reimbursement to John for Elections

2014 BUDGET ADOPTION

Increase Lawn Maintenance Budget to \$4,800 annually

- **Action:** Tiffany to provide new budget document reflecting the landscaping budget change
- Vote on 2014 Budget

UNFINISHED BUSINESS

Lawn Maintenance Contractor Performance

- **Action:** Al will contact Boundaries and request new contract with cancellation clause amendment. Board will review and sign contract at January 2014 Board Meeting
- **Action:** If Boundaries is willing to adopt HOA contract amendment we need to decide on how to terminate relationship with current contractor (3rd Generation)
- **Action:** At January Board meeting discuss a contractor performance checklist to be reviewed monthly and reported on at each Board Meeting
- **Action:** Bob to send email notification to homeowners

Architectural Review Appeals Process

- **Action:** Revise and publish on the website and amended Architectural Review Appeals process.

NEW BUSINESS

Republic Waste Services 813-265-0292 – Excessive oil stains in community

Front entrance lighting – Al

Gate refinishing

Only 1 contractor responded from 3 called

Contractor	Price
All Pro Detailing Danny 9-13-13 813-957-2831	Repaint: \$250 <ul style="list-style-type: none">• Surface prep• Primer• Automotive enamel Polish and wax: \$750

Next Board Meeting

ROUND TABLE