

Avondale Grove Homeowners Association
Board Meeting Minutes
January 9, 2013 Panera Bread 6:30 pm

CALL TO ORDER@ 6:25pm

- **Present:** John Avender, Al Causey, Bob McConnell
- **Absent:** Tiffany Del Valle, Drew Barthle, Jr.
- **Homeowners:** Ed & Connie Hahn

APPROVAL OF MINUTES

November 2012 Budget Meeting Minutes

- Motion to approve by John Avender, seconded by Al Causey
- Unanimous motion to approve by members present

FINANCES-Treasurer information provided by Tiffany Del Valle prior to the meeting, via email due to her absence

Bank Account Balances – Tiffany

- Checking-\$716.61
- Money Market-\$33,987.08

Per Tiffany, no outstanding assessment payments made since the November 2012 Budget Board Meeting.

Banking Institution Change – Tiffany- deferred to February Board Meeting

1544 Assessment Status / Payment Plan Review – Bob

- Attorney fees were added, with no response from homeowners
- Payment plan received by homeowner 1-7-13
 - Proposed plan from homeowner
 - Pay 2013 assessment #1 on January 15, 2013, then pay remaining balance of \$565.54 over February, March, and April, @ \$187.50 each month
 - Board counter proposal
 - Combine remaining balance of 2012 assessments and penalties (\$565.54) and 2013 assessment #1 (\$360), with monthly payments broken out in January, February, March, and April
 - Motion made by John Avender to submit board counter proposal to homeowner, seconded by Al Causey
 - 3 votes in favor of motion
 - **Action:** Bob to draft communication to homeowner, with counter proposal, seeking agreement from homeowner, prior to seeking further action from attorney

1512 Assessment Status – Bob

- At present, homeowner is arrears \$558.87 (assessment and penalties)
- No response from homeowner
- Motion from Al to initiate lien process for past due assessments and penalties
 - 3 votes in opposition of the motion; 0 votes supporting motion
 - Motion denied
- Motion from Al to initiate lien process after January 31, 2013 to include 2012 past dues and penalties and 2013 assessment #1.

3 votes in favor of motion, 0 votes opposed

Tiffany sent invoices for 2013 Assessment #1 to homeowners on 12/29/12

ACTION ITEMS FROM PREVIOUS BOARD MEETING

- Action completed: Annual Assessment Invoice Wording-Tiffany incorporated language of the grace period

UNFINISHED BUSINESS

Front entrance sign repaint – AI

- AI requested approval to spend \$150 in materials. Approval granted
- Seeking assistance for performing the painting the week of March 11, 2013
- **Action:** Bob to note painting date on HOA website and email, with language to contact AI for volunteers

NEW BUSINESS

Front entrance light bulb maintenance

- Deferred for next meeting

Post Office/Trees

- Query from USPS concerning tree canopies creating an access issue
- **Action:** Bob to draft informational communication to homeowners addressing the issue

Next Board Meeting-February 6, 2013 @ 6:30 at Panera

ROUND TABLE

John-Fireworks in Community-Tabled for February Meeting

Adjourned @ 6:53pm