



Avondale Groves Board of Directors

Meeting Minutes: 01/23/18

Start Time: 6:32PM

Attendees: Tiffany del Valle, Tim Sullivan, Jason Komlodi, Kay Green

Absent: Charles Boissiere,

Adopt previous meeting minutes: Moved by Tiffany, seconded by Tim, unanimously accepted

TREASURER'S REPORT

01/23/18

BANK BALANCES

Operating: \$10,087.47
Savings: \$52,337.99
Undeposited: \$900.00

PAST DUE ASSESSMENTS

Date	1512 Avondale Ridge	Notes
2016	\$ 163.18	Attorney's fees for collection efforts
Jan-17	\$ 350.00	Assessment and late fees
Jul-17	\$ 350.00	Assessment and late fees

Standing water – eastern end of Avondale Ridge Dr.

- Boggs Invoice has been paid
- The Board has been provided with no further updates

Gate Repairs Update

- Gate Tech provided a quote of \$2325.75 to replace and install the same make/model equipment and recommend surge protection at a cost of \$822.60 (total with surge protection, 3148.35)
- As an alternative, the call system could be replaced with another brand with updated technology for \$4567.60. This new equipment would include surge protection.
- Tim to discuss cost saving alternatives with Gate Tech to keep costs down to include purchasing our own parts online at reduced rates.

Road Repaving Proposals and Budgetary Review

- Additional proposals were obtained (see attached)
- After review, a physical measurement of our roads is needed to insure we are saving enough in the reserve account.

Process for Notification/Enforcement of ByLaw Violations

Talking points: The Board is opposed to assessing fines to HOA members. The end goal of this process is communication with our members and compliance with the ByLaws. The following process was adopted to use moving forward.

1. The Architectural Committee (ARC) will notify the homeowner of the violation, via letter. This letter will request compliance within 30 days.
2. If no compliance or communication within 30 days, the ARC will send a second notice to the homeowner.
3. If no compliance or communication within 30 days, the Board of Directors will send a notice via mail. This notice will request the presence of the member at the next scheduled Board meeting. If the member does not attend, the Board will motion for estimates of repair to be obtained. These repairs will be completed by the HOA who will then seek reimbursement from the member. The timing for this notice will be 14 days prior to the next scheduled Board meeting.

*The ARC has notified some homeowners of fencing in need of repair/replacement. These notifications have met with no response/repair. If there has been 90 days since notification from the ARC, these members will receive a letter from the Board requesting their attendance at the next Board meeting.

*This process will be posted to the Associations Website.

First Meeting of the 2018 Board

- The Board of Directors remains the same for 2018.
- Jason Komlodi provided a letter expressing his intent to remain on the 2018 Board of Directors.
- All positions remain the same for 2018.
- Signed fiduciary responsibility affidavits are already on file for the Board of Directors.

New Business

1. Tree Trimming Standards (ARC)

- The adopted standard for trimming trees which boarder the roadway:
- Trees should be trimmed to keep limbs at least 6 feet from the road surface, though 10 feet is recommended. 6 feet is sufficient for the passage of most passenger cars.

2. A letter was received from member, Drew Barthle requesting reimbursement for repairs to his irrigation system. Mr. Barthle requests \$45.97 for damage caused by the Association's landscaping company.

- The Board does not object to reimbursement if liable.
- If liability of the landscaping company, reimbursement should be sought with them.
- There were many questions about the damage and letter. Tiffany will reach out to Drew Barthle and get further information.

Next Meeting: February 20, 2018 @6:30PM

Adjourn Time: 7:20PM