

Avondale Groves Home Owners Association

February 3, 2011 Board Meeting Minutes

Board Present: Drew Barthle, Bob McConnell, Cyndi Avender

Board Absent: Greg Buckner, Tim Sullivan

Meeting called to order @ 7 pm

3Feb2011 Agenda

- Approval of Minutes
 - Motion to approve January 2011 Board meeting minutes was seconded
- Architectural Committee
 - History
 - 1-13-2011 Board Meeting at Panera Bread. Homeowner Sandra Vander Ploeg objected to formation of new Architectural committee for 2011 based on her interpretation that she could not be released from her duties as a member of the 2010 Architectural committee. The board agreed to review Sandra Vander Ploeg's attorney interpretation of our governing documents relative to the architectural committee membership. The date to submit the interpretation was 1-27-2010 agreed to by Sandra Vander Ploeg and the Board.
 - 1-28-2020 Cyndi confirmed to Bob by email that no interpretation was received from Sandra Vander Ploeg's attorney. Bob sent an email to all five board members suggesting we ask Sandi Shea to lead the 2011 architectural committee based on the aging homeowners' requests that needed to be address immediately and Sandi's knowledge and willingness to help draft an architectural design standards document needed for future requests. Cyndi, Greg and Tim responded in favor of the suggestion.
 - 1-30-2011 Drew notified Bob by email that he was opposed to appointing a new architectural committee in this manner. His belief is the general membership should vote on members for the committee.
 - **ACTION:** Sandi tasked with updating design standards for Arc Committee
 - Bob provided initial list to her
 - Outstanding issues
 - 4403 Avondale Groves-circular driveway
 - 4329 Avondale Groves-Basketball
 - 4412 Avondale Groves-Shed
 - Structure of Architectural Committee
 - Suggested process for March Board Meeting
 - Arc committee has decision making authority
 - Board will not oppose Arc decision
 - Board to review if homeowner presents complaint

- Architectural Request Form Update
 - Suggested-inclusion of “date of expected project completion” field
 - Suggested- status update field from homeowner to Arc committee if project exceeds projected completion date
 - Suggested-if not started by projected completion date, request must be resubmitted and initial Arc committee approval is voided
 - Suggested-timeframes of completion to be reasonable and at the discretion of the Arc committee
- 1529 Avondale Ridge
 - Unfinished fence
 - Presence of approval form
 - Letters previously sent, with no response
 - Drew suggested Sandi send request for status update to homeowner, with request for expected date of completion
 - If unresolved, will be added to open item for March Board Meeting for legal counsel action to be taken, as necessary.
- Architectural Request form updated – Bob
- Signature Cards – Greg
 - Bob signed
 - **ACTION**-Cyndi to sign
- Money – Greg-deferred
 - Dues Payments
 - Budget spends thus far this year
 - Gate Maintenance Paid
 - Insurance Paid
- Spring General Attendance Meeting Date Agenda
 - Considering Spring/Fall schedule of meetings
 - Drew recommends sharing schedule with community early to plan and post on website
 - Tabled until full board presence for March 3rd board meeting
- HOA Website promoted on Keypad -Tim
 - Tabled
- Concrete repair
 - Tim got an estimate

- If quote less than \$100, action can proceed; if >\$100, vote will be held at next Board meeting
- Open Gate
 - Suggested times
 - 6:30 -8:30 am exit gate M-F
 - 4:30-6:30 pm entrance gate M-F
 - 9am-7pm gates on Sat/Sun
 - To be further discussed at March Board Meeting to determine if to add to Spring general meeting
 - To be presented for quorum vote at Spring General Meeting
- Protocol for Disputes with Board decisions
 - Bob noted homeowners have right to go to general community for vote if in disagreement with Board decision
 - Need to create process document
 - Process defined
 - Written appeal to Board
 - Aggrieved homeowner to complete form to be presented to community for reversal
 - If 40% homeowner approval, presented at next meeting
 - **Action:** Drew to create draft procedural document
- By -law change for fencing around air conditioner units
 - Quorum voted to not pursue change in by-law
 - Drew suggested decree from 2011 Board that this by-law would not be enforced
- Pond Lady
 - Bob M. and Sandi Shea will attempt to coordinate her attendance at Spring Meeting
 - Limit to 20 minute presentation
 - Still to be paid-max of \$300

Adjourned @ 8:10 pm