

Avondale Grove Homeowners Association
Board of Directors Meeting Minutes
February 11, 2014 Panera Bread 6:30 pm

CALL TO ORDER @ 6:32 pm

Board Present: John Avender, Drew Barthle, Jr., Al Causey, Tiffany DelValle, Bob McConnell

APPROVAL OF MINUTES

January 2014 Board Meeting Minutes

- Motion by John to approve minutes as written
- Seconded by Al
- Vote to approve minutes as written
 - Unanimous vote, 5-0, to approve minutes as written

FINANCES

Bank Account Balances – **Tiffany**

- Checking - \$23,347.16
- Money Market - \$34,512.42
- Total - \$57,859.58

Past Due January Assessment Status

1528 Avondale Ridge

- 461.11 (Jan. 2014 assessment and \$25 late fee and \$76.11 attorney fee)

1511 Avondale Ridge

- 410.00 (Jan.2014 assessment and \$25 late fee from Aug 2013 and \$25 late fee from Feb 2014)

1512 Avondale Ridge

- 391.11 (January 2014 assessment, \$25 late fee, \$6.11 attorney fee)

1625 Avondale Ridge

- 385.00 (January 2014 assessment, \$25 late fee)
- Collection strategy to be readdressed as ownership is determined

1529 Avondale Ridge

- 385.00 (January 2014 assessment, \$25 late fee)

UNFINISHED BUSINESS

2013 Taxes

- Deadline for filing with accountant is February 12, 2014
- Tiffany sent Quick Books file to Attorney
- **Action:** Tiffany will provide update to Board via email in March

Lawn Maintenance Contractor Performance

- Lawn maintenance contractor performance checklist review
- Board discussed changes to checklist
- **Action:** Bob will revise checklist and send out to Board
- **Action:** Bob will post Jan checklist completed by AI with Feb minutes
- **Action:** AI will complete new checklist monthly beginning in Feb
 - Palm Tree Mulching-tabled until April Board Meeting
- **Action:** Bob to send email notification to homeowners announcing new lawn contractor and implementation of checklist

Architectural Review Appeals Process

- Do we need to revise and publish an amended Architectural Review Appeals process.
- Motion from Bob to leave appeals process as written. The current process requests the homeowner to present to the board first and then canvas the general membership.
- Seconded by AI
- Discussion centered around do we make the Board review a requirement before general membership vote is presented.
- Vote 4 (Bob, AI, Drew, Tiffany) to 1 (John) in favor of leaving appeals process as written

Republic Waste Services – Excessive oil stains in community – **John**

- Tabled to April Board Meeting

Front entrance lighting to LED – **AI**



- Completed by AI
- **Action:** Reimbursement to AI

NEW BUSINESS

Next Board Meeting on Tuesday 4/8/14 @ 6:30pm at Panera Bread

ADJOURNED – 7:18 pm

Avondale Grove Homeowners Association
Property Maintenance Performance Monitoring

Month	Performance Standard	HOA Inspector	Inspection Date
January Quarterly Maintenance	<ul style="list-style-type: none"> • <u> 2 </u> 4 Visits • <u> ✓ </u> Bi-weekly cuts - 4.5" grass height • <u> ✓ </u> Trash & Debris Clear • <u> ✓ </u> Beds clear of weeds • <u> ✓ </u> Hardscapes edged every visit • <u> ✓ </u> Soft edging performed every other visit • <u> ✓ </u> Shrubs pruned neat and aesthetically appealing • <u> ✓ </u> Non-Mower access trimmed (ditch) • <u> ✓ </u> Irrigation system audit complete • <u> ✓ </u> Trees and shrubs under 8' fertilized and disease free • <u> NA </u> Season appropriate annual flower rotation performed 		
February	<ul style="list-style-type: none"> • <u> </u> 4 Visits • <u> </u> Bi-weekly cuts - 4.5" grass height • <u> </u> Trash & Debris Clear • <u> </u> Beds clear of weeds • <u> </u> Hardscapes edged every visit • <u> </u> Soft edging performed every other visit • <u> </u> Shrubs pruned neat and aesthetically appealing • <u> </u> Non-Mower access trimmed (ditch) • <u> </u> Shrub and tree health good 		
March	<ul style="list-style-type: none"> • <u> </u> 4 Visits • <u> </u> Bi-weekly cuts - 4.5" grass height • <u> </u> Trash & Debris Clear • <u> </u> Beds clear of weeds • <u> </u> Hardscapes edged every visit • <u> </u> Soft edging performed every other visit • <u> </u> Shrubs pruned neat and aesthetically appealing • <u> </u> Non-Mower access trimmed (ditch) • <u> </u> Shrub and tree health good 		
April Quarterly Maintenance	<ul style="list-style-type: none"> • <u> </u> 4 Visits • <u> </u> Weekly cuts - 4" grass height • <u> </u> Trash & Debris Clear • <u> </u> Beds clear of weeds • <u> </u> Hardscapes edged every visit • <u> </u> Soft edging performed every other visit • <u> </u> Shrubs pruned neat and aesthetically appealing • <u> </u> Non-Mower access trimmed (ditch) • <u> </u> Irrigation system audit complete • <u> </u> Trees and shrubs under 8' fertilized and disease free • <u> </u> Season appropriate annual flower rotation performed 		