

Avondale Groves Home Owners Association

March 3, 2011 Board Meeting Minutes

Board Present: Drew Barthle, Bob McConnell, Cyndi Avender, Tim Sullivan, Greg Buckner

Architectural Committee Present: Sandi Shea

Meeting called to order @ 7:02 PM

3March2011 Agenda

1. Approval of Minutes

- a. Motion to approve February 2011 Board Meeting Minutes passed

2. Old Business

- a. Architectural Committee working on design standards for HOA regulations – 75% complete
 - i. Home Owner still not compliant with fencing after 2 letters sent – family did not accept certified letters, the letters ended up back at HOA PO Box
 - 1. Discussion about hiring lawyer -\$150 for attorney to write a letter of noncompliance
 - 2. After letter of noncompliance – Attorney will apply for property Lein to pay for cost of construction to fix violation – Attorney in Brandon is available for a pay as needed basis
 - 3. Motion to hire attorney passed – HOA President will call to set up appointment with governing documents (Board President and AC President will attend)
 - ii. Time span between first and second letter from AC suggested at 30 days
 - 1. Question to send 3rd letter or contact attorney was given back to AC-responsible for setting up standard
 - 2. Question HOA Board should review letters before attorney – concern about \$150.
 - a. Money paid to attorney is part of the lein/fees
 - iii. Fencing around Perimeter of development is HOA responsibility NOT Individual Home Owner
- b. Document Protocol for Disputes with Board decisions –Drew Barthle drafted
 - i. Rewrites added
 - ii. Step 1 = required to go to AC
 - iii. Step 2 – Board HOA
 - iv. D. Barthle to rewrite and submit with minutes
- c. Money – Greg Buckner
 - i. Checking Balance: \$13,636.77
 - ii. Reserve Balance: \$5000.00 – will not transfer reserve until after 2nd invoices
 - iii. Houses owing balances = 3 with 1 house owing ½
 - iv. Secretary has bills and will leave in Treasurers Mail box

- v. Met with CPA – will have info next week
 - 1. IRS does not require audit
 - 2. Keep CPA to review books as Check/Balance system
 - 3. No bill from Pond Lady yet
 - 4. Insurance paid through April
- d. Spring General Attendance Meeting Date – Sampson Park, Thursday, April 21 6:30PM
 - i. Information will be emailed, posted on website, and a sign will be posted 2 weekends before
 - 1. Motion for B. McConnell to purchase sign from HOA funds not to exceed \$50 Passed
 - ii. D. Barthle to set agenda to include time for Pond Lady (has info regarding surveyed ponds, care for ponds, etc.), budget and vote about Gate
 - 1. After Gate vote, floor will open for questions
 - 2. If questioning AC Standards – refer to most current info on website
 - 3. If issues are raised – Board will table for next board meeting
- e. Concrete Repair
 - i. Quote from Swimscares
 - 1. Will inject concrete and create retaining wall on either side with rebarb to stop potential wash out from occurring again
 - ii. Lawn Guy
 - 1. Will add concrete
 - iii. T. Sullivan will move ahead with Swimscares solution for a more long term fix
- f. Gate Stay Open
 - i. Will be put to a General Attendance Vote
 - 1. Set Times AM open and PM close, weekend open hours
 - a. Less wear on machanics
 - 2. Discussion regarding how to present to community/add spikes to exit leaving exit open only
 - 3. B. McConnell to present pros/cons mechanical wear and tear
 - a. D. Barthle – if community votes to open gates, 2nd vote on only opening one side
- g. Gate Outage single point of contact
 - i. Currently Sandi Shea
 - ii. Question: add a sign “For Problems Call...”
 - iii. Question: add T. Sullivan as Point of Contact
 - iv. Should have 2 Contact Points – a Main number and a Backup
 - v. Request Volunteer at General Assembly Meeting

3. New Business

- a. Residents/Non-Residents parking on grass waiting for School Bus killing grass and creating messy entrance
 - i. Possible Solutions:
 - 1. Sign “No Parking on Grass”

2. Curb/Barrier
 3. Discuss Safety Issue of Cars leaving and unable to see traffic
 4. Where can cars park to wait
 5. Fence / Plants Blocking area
 6. Identify offenders and send letter
- ii. Issue will be addressed during General Assembly Meeting
 - iii. T. Sullivan will draft letter for review
- b. Landscaping Issue – Dead trees
- i. Added to agenda for next meeting

Motion to adjourn 8:03PM