

Avondale Grove Homeowners Association
Board Meeting Minutes
March 6, 2012 Panera Bread 6:30 pm

CALL TO ORDER @ 6:33pm

- **Board in Attendance:** Al Causey, John Avender, Tiffany Del Valle, Bob McConnell, Drew Barthle, Jr.

APPROVAL OF MINUTES

February 2012 Board Meeting Minutes: Motioned to approve by Al, seconded by Drew; unanimous approval of minutes

TREASURER'S REPORT - Tiffany

Bank Account Balances:

- Checking: \$ 21335.53
- Money Market: \$7504.78
- \$955 in un-deposited funds

Past Due Assessments

1512 Bellfy 2-29-12 Commitment-paid and caught up, including late fees

Outstanding

- Callin (\$50 late fees July 20011, \$360-January 2012, \$25 late fee Feb for January 2012
- Robinson \$360-January 2012, \$25 late fee Feb 2012
- Easters \$180-January 2012; \$25 late fee Feb 2012 for January 2012
- Four homes paid with exception of late fees-**Action:** Tiffany to send invoices of late fees
- Saban-contesting late fee (check dated 1/31, but not received by due date)-**Action**-Bob to address contested fee with homeowner, referencing by-laws

Discussion: Would an email to all homeowners explaining our new collection process be beneficial? Board agreed unanimously there was value in sharing new collection process for convenience of homeowners

Action: Bob to send email to homeowners

ACTION ITEMS FROM FEB BOARD MEETING

Tiffany will add Callins to late assessments mailing for January 2012. Bringing total homes not paid to 12. Will include \$50 late fee on top of \$385 now owed for January 2012 assessments.
SEE ABOVE

Bob to send letter to Bellfy confirming their commitment to be current on dues by 2/29/12. Letter will outline balance due. \$360 (July 2011), \$360 (Jan 2012), \$25 late fee (Jan 2012), and \$50 late fee (July 2011) = \$795 by end of February 2012 **(Complete)**

Tiffany to send notification letter, with invoice, on Feb 2, 2012 to all homeowners past dues (Total 12 included Callins) **COMPLETE**

ACTION: Tiffany to send notification letter, with invoice, on Feb 7, 2012 to all homeowners past dues (Total 12 included Callins)

UNFINISHED BUSINESS

Bob to contact Regions Bank to resolve signature card issue **ONGOING**

Assessment status on 1617 Avondale Ridge Drive – **Bob**

As of 3/5/2012, attorney did not get March payment; decision needs to be made to foreclose the lien or not;

Motion made by Al to foreclose; Seconded by John
Vote –unanimous vote to foreclose the lien

(3-11-12 Insert) Status given by Bob at Board meeting was incorrect. Discovered by Bob after reading agreement provided by the attorney. Above motion must be disqualified

The payment agreement allows for a 5 day payment grace period (March 10). If the payment is not received by May 10 the attorney will send the homeowner a notification of default and inform them that the HOA now has the right to place a lien on the property and foreclose on that lien.

There is no lien on the property at this time. The lien is prepared but the last ditch effort in the homeowner's favor is the payment plan. If a payment does not arrive then the situation needs to come before the board again (April meeting) and decide on lien and foreclosure steps.

NEW BUSINESS

Tim Sullivan reimbursement for gate software-Tiffany paid Tim

Neighborhood condolences – appropriate Board involvement

- Motioned by John to refrain from an official Board involvement with personal homeowners events-Seconded by Al; Vote-unanimous vote to refrain

Gate Repairs – **Drew**

- Exit door arm broken and hinges repaired
- Discussion-Bob sent communication via email to community regarding how to properly manage gate issues so as to not damage gates. Bob reiterated that Drew's responsibility as point of contact for gate issues is limited to mechanical repairs and not for reset issues.

ROUND TABLE

Timing of General Attendance-Bob confirmed it is required once a year

NEXT BOARD MEETING – April 4 confirmed

Adjourned @7:18pm