

Avondale Groves Home Owners Association

April 7, 2011 Board Meeting Minutes

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

Non-board present: John Avender, William and Marisol Ortiz

Architectural Committee Present: Sandi Shea

Meeting called to order @ 7:03PM

7April11Agenda

1. Approval of Minutes

- a. Motion to approve March 2011 Board Meeting Minutes-**passed**

2. Old Business

- a. Architectural Committee Update – Bob McConnell

- 1. Design Standard Document – review for next board meeting to approve for website; 7 people have agreed with standards; if board has EXCEPTIONAL issues – discussed with AC, if agreed – enough to publish – it will have a procedure – opportunities to amend – whatever needs we will discuss next Board meeting in May
- 2. Attorney Visit- unfinished fence, issue resolved, paid attorney, successful venture, can be used in future

- b. Money – Greg Buckner

- i. Reserve \$7500
- ii. Checking \$11442.46
- iii. ½ payment still had late fee attached
 - 1. For partial payments add full late fees?? Statements weren't mailed. Now we have 3 that haven't paid full amount (2 paid ½, one owes full). If there were a request, we could have worked it.
 - 2. Motion \$25 full fee - **passed**
 - 3. Budget and Cash Flow overview ready for General Attendance Mtg- Greg will provide
 - 4. 2010 Tax Return and CPA Review ready for GAM-Greg will sign, cost \$185 will cost another \$100 for compelation
 - 5. Insurance due April 20, requires Board signature, new policy will be \$100 less than last year, Poppel Insurnace – Charlie – Greg will handle
 - 6. Bill \$135 for the gate, Greg received bill but didn't know we acquired it
 - a. Hold for next meeting
 - b. Procedurally, if someone authorizes work, it needs to pass by Greg so we can add it to the budget
 - 7. Bill for sign for HOA Meeting given to Greg

- c. Concrete Repair
 - i. Swimscares complete? – Tim Sullivan-completed within 2 weeks, weather permitting
 - d. Document protocol for Disputes with Board decisions – Drew Barthle update
 - i. Pass out at meeting or just make available on website?
 - 1. Drew updated and re-emailed 6April2011
 - 2. Will place on website
3. **New Business**
- a. May HOA – Monday 16th 7PM accepted
 - b. Reimburse Drew pressure washing fees – Drew refuses reimbursement
 - c. Lawn maintenance
 - i. Point of contact-Tim Sullivan-will decide how to spend money on the island, trees
 - ii. Motion to give \$250 for fixing – **passed**
 - d. Mr. Fanci Pants Abduction-order next one
 - i. Motion to buy Mr. Fanci Pants \$100 – **passed**
 - 1. Drew Barthle voted against the motion
 - ii. Sandi Shea will be in charge of Mr. Fanci Pants
 - e. Spring General Attendance Meeting Date – 21April 2011 6:30PM all board to attend
 - i. Will need to determine a Quorum – 66% of Homeowners of 34, **23 households present including board – Cyndi** will keep track of how many households attend
 - 1. No Quorum no gate discussion or other votes
 - ii. Signage – bolt on the pole (can use same sign with new date applied) - \$10 for hardware
 - iii. Do we distribute an agenda-without a Quorum, it may cause issues, Call Agenda “Gate” but explain we cannot discuss
 - iv. Do we introduce the arch committee? Recognize them
 - v. Agenda
 - 1. Introduce Pond Lady-Sharon Spires-with company name
 - 2. Promote Website-forms, governing documents, calendars
 - 3. Explain meeting structure – Board Meeting and GAM (Board once per month, GAM 2xper year)
 - a. Observers Welcome
 - 4. Treasurer’s report
 - a. Distribute Budget and Cash Flow
 - b. Overdue HOA Fees/Fines began 3/1
 - c. Bank account balances
 - 5. Gate Opening
 - a. One role of your Board of Directors is finding ways to control costs
 - b. Gate is a major expense
 - c. Gate is not a very good design for longevity
 - d. Heavy Wind, constant change of directions with partial close/opens
 - e. Motor replacements will be \$6000+/-

- f. Heavy volume is morning and afternoon drive time and weekends
 - g. We will vote on leaving it open Mon-Fri in two 2 hour windows
 - h. Second vote is leaving it open 9-6 Sat and Sun
- 6. Deed restriction violations-generically
 - a. We have retained an attorney
 - b. Protocol Document for disputes now on the website- explained as :
if AC has made a decision and you disagree you can go back to AC,
then to Board, then to homeowners 66% vote yes, that needs
documentation and approval
 - c. Abstain from ignoring an issue, bring to someone's attention
- 7. Community Yard Sale-need a vote? Possibly not a safety issue since owners
will be standing outside their homes.
- f. Damage due to the storm? Will need Board discussion about damage by the road. Who is
to maintain that fence? Potential Tension – Developer put in, Boards' insurance isn't
including fence because it isn't listed as property. Concern – owners responsible, we need
to set something in place so that Fence is covered under HOA so if some are damaged,
people will leave damaged which leaves the development unsafe. WHOSE responsibility is
the perimeter fence? WHO IS responsible? We need to define reasons who belongs to which
parts. If 23 households say HOA is responsible for the fence, then the budget will need to be
reassessed. Community members can help each other rebuild for under \$50 (approximately)
 - 1. MOTION – perimeter fence on your property is your responsibility – it will
be covered under home owners insurance – **passed**
 - 2. **Not an agenda issue for GAM** – but if brought up at GAM, then a vote can
take place and let the GAM know they can vote against and increase dues

Motion to adjourn 7:57PM