

Avondale Grove Homeowners Association
Board Meeting Minutes
May 2, 2012 Panera Bread 6:30 pm

CALL TO ORDER @ 6:35pm

- **In Attendance:** T DelValle , D Barthle, B McConnell, J Avender
- **Absent:** A. Causey

APPROVAL OF MINUTES

April 2012 Board Meeting Minutes-motion by J.Avender to approve, seconded by D. Barthle-unanimous vote to approve

TREASURER'S REPORT - Tiffany

Bank Account Balances

- Checking-\$2955.39
- Money Market-\$7505.41

Checks to deposit-\$565

Past Due Assessments

- Callins – approval of payment plan late fees (\$100) paid by 5/31/12: motion by J Avender, seconded by D. Barthle to accept payment plan and if not paid by 6/1/2012, it will be escalated to the attorney-Unanimous vote to accept payment plan
- Robinson \$230-paid \$205 as of 5/2/12, but still has a balance of \$25-did not provide plan in writing: **ACTION**-Bob to respond to homeowner in writing for request of \$25 payment within two weeks of receipt of letter. If not paid within two week period, it will be escalated to attorney
- Easters \$50 paid full principal, but not the \$50 in late fees-motion made by J. Avender, seconded by T. DelValle to have (**ACTION**) Bob send another letter to homeowner that the Board's stance has not changed and request homeowner response on payment plan within two weeks of receipt of letter. If not paid within two week period, it will be escalated to attorney
- Saban \$25-homeowner feels payment was late due to post office delivery; motion by J. Avender, seconded by D. Barthle to have (**ACTION**) Bob send another letter to homeowner that the Board's stance has not changed and request homeowner response on payment plan within two weeks of receipt of letter. If not paid within two week period, it will be escalated to attorney
- Gibson \$25-paid
- Jones (4345) \$25-paid

ACTION ITEMS FROM PREVIOUS BOARD MEETING

- **ACTION:** Gate Remotes – Drew ordered and received **COMPLETE**
- **ACTION:** Gate's Long Term Health – Drew to discuss with Gatemasters
 - Did discuss with Gatemasters-they confirmed we continue to act appropriately with maintenance as necessary
- **ACTION:** Gatemaster invoice \$320 Tiffany to pay-**COMPLETE**
- **ACTION:** Signature Cards – Tiffany to visit Bloomingdale Regions Bank Branch
- **ACTION:** Bob to provide response to Easters concerning quarterly dues payment plan.
COMPLETE

- **ACTION:** Bob to provide 6 letters from Board to request homeowners' plans on how they will pay outstanding balances by 4/27. **COMPLETE**
- **ACTION:** Drew to review and execute insurance policy **COMPLETE**
- **ACTION:** Tiffany to submit documents and check to renew HOA insurance-**COMPLETE**
- **ACTION:** Bob to provide response to Bellfy on check payment that had not cleared-**COMPLETE**

UNFINISHED BUSINESS

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

- April Payment received late on April 10, 2012
- Request from homeowner to set up automatic payments
 - Homeowner to contact Board for request of routing information for auto payments

Gate Repairs – **Drew**

- Two new delineators available for use
- Bob proposes to install the new ones and to not replace them if damaged in the future
 - Motion by B. McConnell to install one new delineator with the second new one as replacement, seconded by T. Del Valle. Unanimously passed
 - **(ACTION)** Bob to contact Tim Sullivan and ask him to deliver extra delineator to Drew
 - **(ACTION)** Drew to install new delineator

Architectural Committee – **Bob**

- New Chairperson –Kay Green
- Existing reviews pending-addressed with Kay
- Scope of committee approval-should the committee address every modification?
 - Kay will come to the Board if a request is in question

NEW BUSINESS

Traffic Calming – **Bob**

- Request to look at speed bumps-based on several incidents of high rate of speed causing property damage
 - Board does not feel the issue is significant enough to warrant further action at this time

Minutes notification email request – **Bob**

- Request made by homeowner to send email to homeowners informing them the minutes have been posted. **ACTION:** Bob to send emails to homeowners once minutes are approved and posted

ROUND TABLE

- Homeowner is requesting HOA general meeting, though Board feels there aren't any significant items of news to discuss. Additionally the last General Attendance meeting was attended by one homeowner besides the Board representation and the prior meeting was sparsely attended. The new email notification to all homeowners when the Board Meeting Minutes are posted from now on will be a good communication tool for any homeowners interested in what's happening in the community. An annual

General Attendance meeting will be held in the 4th quarter of 2012 as required by our governing documents.

NEXT BOARD MEETING – June 20, 2012

MEETING ADJOURNED @ 7:36pm