

**Avondale Groves HOA Meeting Minutes**  
**May 6, 2010 at 7:00pm**

Meeting held at 1520 Avondale Ridge Dr, Chaired by Sandi Shea, President of HOA  
Minutes recorded by Tim Sullivan, Vice President of HOA

Members in attendance; Drew and Lindsey Barthle, Kathy and Edward Jones, William and Marisol Ortiz, Al Causey, Robert McConnell, Cherrilynn Petis, Tandria Callins, Okang Nkosi, Moises and Anna Tourgeman, Jay and Salena Miller.

- Call to Order 7:04pm
- Minutes of last meeting; Additions or Omissions?
  - Motion to accept and record minutes of last meeting, seconded and passed.
  - None opposed

**Old business**

- Chair advised members of the HOA website and opened the floor to suggestions. Special thanks to Robert McConnell for creating the website ([www.avondalegroveshoa.com](http://www.avondalegroveshoa.com))

- no suggestions

- Chair advised members that violations of the community By-Laws have been observed. Notices to remedy these violations will follow. Chair opened the floor to questions.

- no questions

- An update was provided on the entry gate. When the gate was inoperative, the community experienced several vehicle burglaries. The gate was open for an extended period due to shipping repair parts. In the future, repair parts for the gate will be overnighted to decrease the potential for crimes in the community.

- no objections or comments from the members

- Chair asked the members in attendance if any additional gate remote controls were needed

- no response from the members

- board will discuss ordering additional gate remote controls

- An update was provided on the Landscape Maintenance for the neighborhood. The chair added that there are trees on the west side of the neighborhood's entrance, but none on the eastern portion of the entrance.

- Motion to purchase trees for the east side of the neighborhood entrance

- seconded and passed

- None opposed

**New Business**

- The Chair reminded the members in attendance that upkeep and maintenance of their homes is the home owners responsibility. Violations will be enforced. Thanks was given to the home owners that are currently in compliance and maintain their property.

- The HOA has begun an award system "The Gnome Award". This award is given to a

homeowner who has maintained or improved their property to a high standard. The award will be kept by the home owner for a period of two weeks. At the end of that two week period, the Gnome Award recipient will select a homeowner who is deserving of the award and pass it on. The first Gnome Award recipient is Okang Nkosi. Okang was selected and recognized by The Chair.

- Satellite Dishes have to be approved by the Architectural Committee. No Satellite dishes are permitted unless approved by the Architectural Committee.

- The Architectural Committee will meet on the 3<sup>rd</sup> Thursday of every month.

- Proposals to the Architectural Committee need to be submitted before the 2<sup>nd</sup> Thursday of each month to be considered.

- There was a question from the floor about moving, planting trees and creating flower beds.

- The Chair's response was to fill out a submission form to the Architectural Committee if you are in doubt. It was added that replacing dead or perennial plants does not require approval.

- The Chair advised that the forms for submitting proposed changes, additions or alterations is on the HOA website.

- Question to The Chair - What if Edwin Approved a change to your home?

- Response from The Chair - The Board has those approvals. If The Board does not have the approval, you will need to submit a proposal to the Architectural Committee.

- The fence surrounding the neighborhood is showing signs of failure.

- A motion was made for Robert McConnell to obtain estimates for fence repair and/or replacement

- Motion seconded and passed

- None opposed

- There is an unconfirmed report that two of the remaining houses in the development have sold and that one of the foreclosures is on the market for sale.

- Proposed annual budget

- Motion to adopt the proposed budget, seconded and passed

- 28 in favor by absentee ballots and show of hands

- one opposed submitted by absentee ballot

- Annual Dues to be \$720.00 per year to be paid in two installments

- Question to The Chair - Are the dues to be paid once a year, or is there a monthly payment option?

- Response from The Chair - Currently set to be paid 01/01 and 07/01 of the calendar year (two payments of \$360.00). The 2010 second payment is due 08/01/10. The Chair added that there is a proposed option through the HOA's bank where monthly direct deposit payments will be offered. Details on this option were not available however the HOA Treasurer, Greg Buckner (not present) can clarify at a later date.

- Question to The Chair - Is the walk-through gate at the front of the neighborhood locked?

- Response from The Chair - No. The gate opens out and has been prone to damage in the past. A temporary fix has been placed on the walk-through gate and plans to repair it are

pending.

- The Chair proposed a neighborhood party to be held 07/18 which is a Sunday.
- Opposition to a Sunday party was noted by the members in attendance
- Cherrilynn Petis volunteered to chair a party committee to plan the event.
- Al Causey volunteered to assist
- The date and venue will be decided at a later date
- The Chair proposed that The HOA pay for the Hamburgers and Hotdogs for the event
- It was suggested that a small collection (\$5.00-\$10.00) per family be collected to cover costs.

- Members will voice their input and suggestions of the HOA Community Forum.
- It was suggested to list food items on the HOA Community Forum for sign-up

-It was reiterated that violations of the communities By-Laws will be enforced. Violation notices will now be sent to specific individuals who are in violation. Notices will be sent out in the next 2-3 weeks. If you know that you are in violation. Please take steps to correct the violations now.

-A statement from the floor was made about two large dogs that have been seen in the neighborhood. These are the same two dogs that have been observed in the past. Animal Control will be contacted by Tim Sullivan to address this issue. Tim Sullivan advised that he has contacted Animal Control and the animal owner in the past. A notice has been sent to the animal owner from Animal Control.

-The still cameras that monitor the front gate are operating at 75-80%. They are effective during daylight hours. It has been noted that the cameras effectiveness at night is limited. They are game cameras intended for monitoring wildlife but have proven to be useful in the past. Each camera is battery operated and requires monthly battery changes at a cost to the HOA.

-It was suggested by The Chair to research placing video cameras with a compact, motion activated DVR to monitor the gate.

-Moises Torgeman advised that he has a relative that deals in video surveillance equipment and may be able to supply the HOA with items at cost.

-The purchase of high quality video surveillance equipment will be researched by The Board..

-No objections from the members

-The fence at the front of the neighborhood is in need of pressure washing.

Drew Barthle and Moises Tourgeman have no objection to the community using their water and power to pressure wash the fence. The fence will be pressure washed by members of the community to save HOA moneys.

-Next meeting set for July 8<sup>th</sup> at 7:00pm.

Location to be announced

-8:02pm meeting adjourned