

Avondale Grove Homeowners Association
Board of Directors Meeting Minutes
June 3, 2014 Panera Bread 6:30 pm

CALL TO ORDER @6:39pm

Board Present: John Avender, Drew Barthle, Jr., Al Causey, Tiffany De Valle, Bob McConnell

Homeowners Present: None

APPROVAL OF MINUTES

April 2014 Board Meeting Minutes

- Motion by John Avender to approve minutes as printed
- Seconded by Al
- Motion passed 4-0 (one Board Member not present at vote)

FINANCES

Bank Account Balances – **Tiffany**

- Checking - \$2,500.04
- Money Market \$52,094.45
- Total - \$54,594.49
- \$17,565 transferred from checking to Money Market

January Assessments

- 1512 Avondale Ridge
 - Total owed \$507.60 (January assessment of \$360, Feb and March late fees of \$25 each and attorney fee of \$91.49)
 - Motion by John to file lien if payment not received by demand date sent by attorney. Demand due 6-15-14
 - Motion Seconded by Al
 - Motion passed 5-0 to initiate lien filing with Attorney with payment not received by 6-15-14
- 1529 Avondale Ridge total \$25 (late fee)
 - Will apply late fee to July 1 assessments

July 1 Assessment statements will be mailed by the end of June

Property Ownership Follow Ups

- 1625 Avondale Ridge – Ownership
 - Remains unknown - title company paid assessment
- 1618 Avondale Ridge-Ownership
 - Need to determine owner to issue assessment

2013 Tax Return

- completed

UNFINISHED BUSINESS

Lawn Maintenance Contractor Performance

- Lawn maintenance contractor performance checklist review – **AI**
 - Needed to follow up with contractor for ongoing maintenance of hedges, shrubs, and overgrowth
 - AI spoke with contractor regarding work performed
 - Re-examined use of checklist
 - Is there value in continuing checklist?
 - **ACTION:** Bob to offer checklist responsibility to volunteer homeowner in community
- Palm Tree Mulching – **AI**
 - Authorized \$400 in September 2013 for mulch, but took no action at the time
 - Contractor provided verbal estimate of ~\$700 for mulch and tree trimming
 - Motion by John to authorize \$700 in funds for outside contract maintenance
 - Seconded by Tiffany
 - Vote 5-0 unanimous to authorize up to \$700 in funds
 - **ACTION:** AI to contact contractor to address future mulch work
- Front Entry Lights-**AI**
 - All lights out in gate area
 - **ACTION:** AI to investigate and fix

Gate Repair – Call Box and Existing Motor concrete mount – **Drew**

Gate Call Box Directory Update – **AI**

- Low voltage identified on gate phone line
- Verizon changed cable pairs and voltage issue is corrected
- Tim now receiving a different error when trying to update the date directory so he is contacting Door King for more information on the new error.

Revisit Gate Design - **Bob**

Board secured several gate redesign proposals in September 2012. Those were reviewed again and the board agrees none of them are acceptable due to the requirement of a center post and the navigation challenge that would pose for wide vehicles and trailers due to the unusual curve in the road exiting the neighborhood.

- Board will accept new proposals secured by any HOA member

Drain inlet safety bars – **Drew**

- Drew contacted county
 - No charge to the HOA
 - No further action

NEW BUSINESS

2014 Annual Poppel Insurance Policy

- One policy will auto renew; another will need to be signed
- Tiffany has not heard back from Poppel
- No risk of cancellation
- Awaiting response from Poppel

Speeding Containment

- 3 complaints from home owners

- Options?
 - Speed bumps?
 - All board members and feedback from the community have all opposed speed bumps/humps
 - **ACTION:** Bob to send email message to community to be mindful of speed and safety of community
 - Jurisdiction and enforcement by the HOA would have to be studied further
 - **ACTION:** Bob will investigation possible loan/use of trailer mounted radar gun with flashing speed limit

Next Board Meeting

- Tuesday, August 12 @ 6:30 pm at Panera

Adjourned @7:21 pm