

# July 15, 2010 Avondale Groves Home Owner Association Meeting

## ATTENDED BY:

- Drew Barthle (Architectural Committee)
- John & Cyndi Avender (Secretary)
- Al Causey (Architectural Committee)
- Phil & Kay Greene
- Bob McConnell
- Greg Buckner (Treasurer)
- Dane Jones
- George & Janet Granger
- Jay & Salena Miller
- Bethany & Okang Nkosi
- Tim Sullivan (Vice President)
- Sandi Shea (President)

**CALL TO ORDER:** 6:20PM President Sandi Shea – President

## MINUTES REVIEWED & ACCEPTED:

- posted on website
- motion made & seconded
- **ACCEPTED**

## UNFINISHED BUSINESS:

- By-Laws/Violations: all HOA members are complying with notices
- Ponds: G. Granger continuing to follow up with SWIFTMUD, next step surveyor, worst case scenario – HOA member measures
- Remotes: \$15 each, HOA have 8 more available - contact T. Sullivan, make checks payable to HOA, Need reprogrammed gate code – contact T. Sullivan
  - Question: what happens with the gate if the electricity goes out?
  - Answer: gates are programmed to open automatically if the power is out.
- Architectural: all **PRE-approval** applications go to D. Barthle; all by-laws must be followed; therefore, changes made without architectural committee approval will be *fined* (review by-laws posted on website)
- HOA dues were adopted as of our last meeting; \$360 due August 1, 2010
- Sumer Party canceled due to lack of response
- Good Job Gnome: currently with the Tourgemans, if should be issued on the 1<sup>st</sup> and 15<sup>th</sup> of every month by the HOA member that received it last, be sure to notify B. McConnell if you receive the Gnome so that it can be posted on the website: [bob@mcconnellsweb.com](mailto:bob@mcconnellsweb.com).

## NEW BUSINESS:

- landscaping/mowing: HOA members are responsible for property including ditches behind houses and pond areas; currently the landscaper that mows the front is charging \$60 per month – contact S. Shea for more information
- Fencing: B. McConnell received estimates from 5 suppliers:
  - entire fence replaced
    - wood \$90,000
    - PVC \$140,000
    - \$40,000 for replace/repair problem areas and stain whole fence
  - prices for HOA to replace/repair as a team: B. McConnell will follow up, report next meeting
- homes remaining to be sold: the Model Home sold, the New Model Home has interest, one foreclosed home has been surveyed; leaving one foreclosed house left to be purchased

- By-Laws: please review all by-laws and conform especially regarding parking, concealing vehicles such as campers, trailers, vans, trucks, collector cars, boats, trash receptacles, air conditioners, et. Al.  
**VIOLATIONS WILL CONTINUE;** HOA will submit violations to an attorney to handle fines (lawyer is a 'Pay-as-Needed' specialist; charges HOA \$75 for first notification, \$150 for second notification)
  - **PLEASE NOTE: HOA GOAL IS COMPLIANCE NOT FINES**
- Community Security: digital cameras are working well; M. Tourgeman to follow up at next meeting due to absence
- New HOA Members: information, codes, phone updates – see T. Sullivan
- BE SAFE: D. Barthle notification needing to kill of 24 Moccasin Snakes in his yard, these snakes are **VERY AGGRESSIVE**, even the babies have **STRONG VENOM**, A. Causey reports killing one in his garage
- Follow up on Street Paving: B. McConnell received estimates;
  - companies reported Avondale Groves St. & Avondale Ridge Drive will need repaving in 5-7 years;
  - cheapest estimate \$52,000;
  - will follow-up on costs for costs on the possibility of Sealing Road
- HOA Dues: G. Buckner reports all dues were paid within a timely fashion
  - Fees due from one foreclosed home was paid back from the bank
  - Budget is staying within estimates from the HOA proposal
  - G. Buckner to submit Budget to B. McConnell to place on website
  - HOA Dues 8/1/2010 to be mailed, or given to G. Buckner or S. Shea

**NEXT HOA MEETING:** October 14<sup>th</sup> 6:30 PM, location TBA

- seeking neutral location
- please give suggestions for locations to S. Shea

**ADJOURNMENT:** 6:55PM