

**Avondale Grove Homeowners Association**  
**Board Meeting Agenda**  
**Sept 1, 2011 Panera Bread 7:00 pm**

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**HOA MEMBERS IN ATTENDANCE:**

**BOARD MEMBERS:**

Cyndi Avender  
Tim Sullivan  
Bob McConnell  
Drew Barthle

**NON BOARD:**

John Avender  
Tiffany DelValle

**MEETING CALLED TO ORDER: 7:03PM**

**APPROVAL OF MINUTES**

8/19/11 GAM Meeting – Published on Web MOTION PASSED

**OLD BUSINESS**

Money – 6 homes have overdue dues as of 9/1  
Bob didn't bring balances  
Drew is owed \$49 (\$24.50 x2 signs)

**NEW BUSINESS**

Gate Safety Signage – Drew. Gate Safety Signs up due to mandatory recommendation per insurance company

SunBiz Annual Report Amendment – report due because of treasurer stepping down – new board needs to report

Architectural Committee Standards Document – complete per AC for use as AC manual, not a governing document (not a by-law). Standards can be updated and revised at any time by AC or any HOA member per denial/appeals process) Will be placed on Website.

2012 Board Strategy – No Election committee volunteers. We need at least 3.  
If no one shows interest, By-laws state the current board continues.  
Is current board willing to carry over?  
Drew, Tim and Cyndi do not want to run for Board again.  
President to appoint an election committee.

## **FINANCES**

2012 Budget – 2011 expenses with/without reserve. Preliminary Review Discussion.

Create 2 separate budgets for community to vote. With explanations about where the reserve money/how much reserve...

Show Options for the Community to vote and approve. (voting on the bracket of reserves of \$4000 -6000)

Option 1 - \$720/yr

Option 2 – lower – how much lower to be decided by next meeting (remembering we have 6 houses not paid for Sept 1 – 2 houses have NOT paid the entire year, requiring lawyer fees/liens) The lower will yield us \$4000-6000 in reserves to cover any seen and unseen issues.

Transparency is mandatory!

New Treasurer – Tiffany DelValle – Greg to train. Current bills Third Generation.

Received Assessment from Sanchez in full; Robinson \$180 paying the rest of the January 2011 payment.

30 Days Past Due – mail second bill with \$25 late fee

90+ Days Past Due –

1544 Avondale Ridge Drive: letter sent states: respond in writing by 9/1 stating your plans. Response was toward the January bill, committing to pay remainder by end of Sept. So the bill will be \$385 due adding late payment.

1617 Avondale Ridge Drive: owes \$720 for January and August bills – letter sent Aug 23 requesting a response by 9/1. We've received no response from homeowners. Request attorney to send letter requesting payment? Send HOA second letter? Board decision to go to attorney. Cyndi, Bob & Time voted to go to attorney now. Drew voted to send homeowner another letter from HOA Board. Remove name from gate directory and change gate code every 30 days until balance is paid – Tim will notify homeowner. Household cannot vote due to payments owed.

## **ROUND TABLE**

Drew – none

Cyndi – none

Tim – none

Bob – None

**Meeting adjourned 8:26PM**