

Avondale Grove Homeowners Association
Board Meeting Minutes
October 9, 2012 Panera Bread 6:30 pm

CALL TO ORDER @ 6:35pm

- Present: John Avender, Drew Barthle, Jr., Al Causey, Robert McConnell
- Absent-Tiffany DelValle

APPROVAL OF MINUTES

September 2012 Board Meeting Minutes

- Motion to approve by John, motioned seconded by Al
- Unanimous vote to approve

GAM 2012 Meeting Minutes

- Motion to approve by Drew, seconded by Al
- Unanimous vote to approve

TREASURER'S REPORT

2nd Half Assessment Status

- Robinson--\$435 (1st half \$25 late fee, \$360 assessment, \$25 each for August and Sept late fee). Bob sent "two week letter" for payment plan guidance per our process
- Bellfy-\$410 (\$360 assessment, \$25 each for Aug and Sept late fee). Bob sent "two week letter" for payment plan guidance, per our process
- Brutton--\$25 (\$25 late fee)-no response from homeowner
- **Action**-John to check for letters from owners to PO Box by October 15th

ACTION ITEMS FROM PREVIOUS BOARD MEETING

- **ACTION:** Signature Cards – Tiffany to visit Bloomingdale Regions Bank Branch
 - Deferred until Tiffany is present

UNFINISHED BUSINESS

2012 Accountant Review-

- To be completed by October 12, 2012

Purchase copies of Tax Returns

- recommended by accountant to purchase copies of past years' returns
 - Cost is \$57/year
 - Total of \$171.00
 - We will receive a copy of 2012 returns
- Motion made by Drew to not purchase copies at this time, seconded by John Avender
 - Discussion was around these will always be available if we need them in the future but right now there is no anticipated need for hard copies
 - Unanimous vote to not purchase copies at this time

NEW BUSINESS

Annual Meeting Recap

May be an opportunity to foster greater neighborhood discussion, unrelated to HOA business

Annual Assessments Invoice Wording

- Discussion: Should we date the invoice 1/1, make it due 1/15 and the 16th-31st is the often requested documented grace period. Then Feb 1 late fees are assessed. This would require text changes on the quickbooks invoices.
- Separate page on the website with the policy spelled out? (payments.htm)
 - Further discussion/decision deferred until Treasurer is present

Nominating Committee-John

- Nov 20-all ballots due
- Nov 24-compile ballots (barring schedule conflict)
- Nov 26-audit ballots (barring schedule conflict)

Annual Budget Meeting

- Wednesday, November 7, 2012 @ Panera Bread @ 6:30

ROUND TABLE

- Mildew noted on community entrance sign
 - Schedule a volunteer cleaning in 2013
 - **Action**-AI to investigate volunteer team and paint pricing

Adjourned @ 7:00 pm