



Avondale Groves Board of Directors

Meeting Minutes: 10/20/17

Start Time: 6:28PM

Adopt previous meeting minutes: Moved by Tiffany, Seconded by Tim

Attendees: Tiffany del Valle, Charles Boissiere, Tim Sullivan, Jason Komlodi

Ed & Connie Hahn, George & Sandi Grander

TREASURER'S REPORT

10/20/17

BANK BALANCES

Operating: \$16,882.24
Savings: \$52,324.81
Undeposited: \$600.00 (submitted via mobile deposit on 10/20/17)

DUES COLLECTIONS

2016

1512 Avondale Ridge Dr. - \$163.18 attorney fees. New invoice sent with July 2017 assessment.

2017

Assessment #1- January

Outstanding: \$300 assessment + Late Fees \$50.00

Property Address

1512 Avondale Ridge Dr. - \$350.00
1528 Avondale Ridge Dr. - \$25.00
1544 Avondale Ridge Dr. - \$67.12

Assessment #2- July

Outstanding: \$300 assessment + Late Fees \$25.00; Late notices with \$25.00 late fee mailed 8/10 and 10/1. Board letters can be mailed 11/1.

Property Address

1512 Avondale Ridge Dr. - \$350.00
1528 Avondale Ridge Dr. - \$350.00
1529 Avondale Ridge Dr. - \$100.00
1544 Avondale Ridge Dr. - \$175.00

Standing water – eastern end of Avondale Ridge Dr.

- Reviewed additional documents and minutes covering previous details about this.
- Late 204 to early 2015 an engineering firm was engaged to review the issue. It appears that no conclusion was reached at this time but the effort was stopped.
- George Granger volunteered to pick this up and follow up with the previously engaged engineering firm to bring this to conclusion. It is believed that George's engineering background we will benefit having him lead discussions with the engineering firm.
 - The objective is to determine issue and recommendations to resolve.

Tim actions;

- Complete front light repairs this weekend
- Ask Bob to relocate board meeting minutes on website to another location more easily visible.
- Secure chairs for general meeting scheduled 10/25.

General meeting for this year will be 10/25 –

- Location - western end of Avondale Ridge Dr. to make attendance easier for more people.
- Agenda;
 - Treasurer's report
 - Architectural Committee report
 - Discuss board nominations due next month

Nominations and elections of new board is expected during November/December.

Longer term opportunities being considered

1. Improve Entrance: paint columns, powder coat gate, paint curbs, motor covers
2. Examine magnetic strip on out gate; review what can be done to prevent it from opening when tripped by an entering vehicle.
 - a. Reengineering magnetic recognition is prohibitive – no longer being considered
 - b. Get proposal to install small traffic control island to prevent incoming cars from turning into the outgoing lane when entering.

Next Meeting: Nov 11, 2017 @6:30PM

Adjourn Time: 7:16PM