

# Avondale Grove Homeowners Association Annual Budget Meeting and Board of Directors Meeting Minutes November 4, 2014 Panera Bread 6:45 pm

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## CALL TO ORDER @ 6:45pm

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

**Homeowners Present:** Kay & Phil Greene, Ed & Connie Hahn

## APPROVAL OF MINUTES

October 2014 Board Meeting Minutes

- Motion made by John to approve minutes as written
  - Seconded by Al
- Motion to approve minutes as written passed unanimously

October General Attendance Meeting Minutes

- Motion made by John to approve the minutes as written, with attached
  - Seconded by Al
- Motion to approve minutes as written passed unanimously

## FINANCES

Bank Account Balances – **Tiffany**

- **Checking:** \$8,320.44
- **Savings:** \$52,126.70
- **Total:** \$ 60,447.14

July Assessments status

- 1625 Avondale Ridge Dr (Bank owned-Fannie Mae)
  - Still owes \$25 late fee - To be carried over to January
  - **Action:** Bob to send property manager contact info to Tiffany

Sign Date Sticker and Stamp Reimbursement **Action: Tiffany to provide check**

Bob gave \$15 check to Tiffany for gate remote

## 2015 BUDGET ADOPTION

A copy of the 2015 approved budget is attached to these minutes

2015 Budget Presentation – **Tiffany**

- Reviewed Annual Assessment proposals of \$720, \$600 and \$500
  - Annual Assessment @\$720 yields \$8,150 reserve contribution
  - Annual Assessment @\$600 yields \$4,070 reserve contribution
  - Annual Assessment @\$500 yields \$670 reserve contribution

Motion by AI to adopt annual assessment adjustment to \$600 for 2015  
Motion seconded by John  
Motion passed unanimously

## **UNFINISHED BUSINESS**

### 2015 Board Elections –

- An insufficient amount of nominees have been submitted for the 2015 Board of Directors election
  - Accepted AI, Tiffany and Drew as appointments to the 2015 Board of Directors
- 3<sup>rd</sup> party property management services could be contracted to fulfill day to day operations of the association including architectural committee functions but HOA governing documents still require a Board of Directors that is comprised of homeowners
- The Board accepted the nomination of Ed Hahn and appointment to the 2015 Board of Directors
- Motion by John to accept the appointments as the 2015 Board of Directors
  - Seconded by AI
  - Motion passed unanimously
  - No Board election to be held due to insufficient nominees

## **NEW BUSINESS**

### East Cul-De-Sac Drainage – **Bob**

- Boggs Engineering is reviewing site to submit proposal of potential vendors that could offer a solution

## **ROUND TABLE**

Next Board Meeting @ Panera on December 9 @ 6:45pm

Adjourned at 7:37pm

Avondale Grove Homeowners Association  
2015 Approved Budget

<b>Income Type</b>	<b>Amount</b>
Homeowner Assessments @ \$600/each	<u>20,400.00</u>
	<u><b>20,400.00</b></u>

<b>Expense Type</b>	<b>Amount</b>
Business Licenses and Permits	100.00
Insurance	1,500.00
Landscaping and Groundskeeping	4,700.00
Office Supplies/Postage	150.00
Professional Fees	1,000.00
Repairs and Maintenance	3,000.00
Utilities - TECO	5,160.00
Utilities - Verizon	<u>720.00</u>
	<u><b>16,330.00</b></u>

	<b>Amount</b>
Reserve Contribution	<u>4,070.00</u>
	<u><b>4,070.00</b></u>