



Avondale Groves Board of Directors

Meeting Minutes: 11/20/17

Start Time: 6:32PM

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

Adopt previous meeting minutes: Moved by Tiffany, seconded by Jason, unanimously accepted

TREASURER'S REPORT

12/20/17

BANK BALANCES

Operating: \$11,387.28
Savings: \$52,329.25
Undeposited: \$0.00

PAST DUE ASSESSMENTS

Date	1512 Avondale Ridge	Notes
2016	\$ 163.18	Attorney's fees for collection efforts
Jan-17	\$ 350.00	Assessment and late fees
Jul-17	\$ 350.00	Assessment and late fees

JANUARY 2018 ASSESSMENT

Invoices mailed week of December 25th

Standing water – eastern end of Avondale Ridge Dr.

- George received responses to his enquiries;
 - Determined that we owed Boggs engineering from work done on the previous assessment. The board unanimously agreed to pay Boggs the amount owed.
 - George completed a proposed scope for next steps to be addressed by potential providers. The board unanimously approved its content {assuming technical terms being accurate, the board is unqualified to judge that portion}

Tim actions;

- Working with contractor to complete adjustments at main entrance designed to discouraging vehicles from moving left on entering the neighborhood.
- Requested a quote for complete resurfacing of neighborhood roadway. The quote total was 92k. Our savings balance (52k) was set to be able to cover this expenditure based on a previous estimate. Given that this cost is likely much higher than the previous estimate we need to

consider increasing annual assessment fees to account for this. We will consider this aiming to address beginning with 2019 assessment.

Jason will follow-up with Architectural Committee on actions;

- Suggested process for handling home owner inactions after notification of violations.
- Communicate standard for trimming trees overhanging the road.

Tiffany actions;

- Review suitable process for managing homeowners that don't respond to notifications about issues with their property. Example;
 - Invite to HOA meeting and present plan to correct issue. Set time for compliance
 - If noncompliance continues after date – maybe 90 days –
 - HOA gets at least 2 bids.
 - Has corrective action performed and charges the homeowner for the cost.

Next Meeting: Jan 23, 2018 @6:30PM

Adjourn Time: 7:16PM