

## Minutes – Avocet Board of Directors Meeting – January 15, 2008

- I. Call to Order.  
Attendees: BOD - Kenneth Greeker, Jeanne Aulbach, Neil Gonsalves  
Heritage – Jay Plotkin, VP-Operations, Robin Steinkritz, Cristin Wantland
- II. Approval September Minutes
- III. Committee Reports
  - a. Architecture – Working with homeowner to correct fence issues.
  - b. Finance –CRA corrections Jeanne, Sean & Neil to correct.
  - c. Information –Next newsletter scheduled for 1-18, Avocet Year in Review article documenting BOD activities for 2007 included.
  - d. Kids Club –Movie Night a success, will be an on-going event for the kids!
  - e. Nominating – No report
  - f. Recreation – No report
  - g. Security – No report
  - h. Social / Clubhouse – Need new stove – May be breaker box.
- IV. Old Business.
  - a. Need to put together financial disclosure to community – year end 2006, 2007 budget and projections through 2010. Jeanne completed analysis of spending through July, forwarded to Sean.
  - b. Still need to repair the electrical boxes along the perimeter of the courts and the coil for the power supply.
  - c. Pool deck estimates - Aqua Blue to refurbish pool deck next year - \$7,600. Will meet with the board in the spring to discuss the process.
  - d. Lara to collect painting bids for the clubhouse, fences and pavilions.
  - e. Decided to wait until spring to work on the parking lot resurfacing.
  - f. Decided to wait until spring for detention pond maintenance.
  - g. Need to remove mulch from parking lot – Rob Hiller contacted.
  - h. Need to remove old green lounge chairs.
  - i. New slide received. Unable to install as the slot for the support bar was moved back in the new mold. Playworx contacted.
  - j. Adult Holiday Party a success. Smaller attendance than expected, but those who attended had a good time.
- V. New Business
  - a. Heritage attended the meeting to listen to our concerns. Many of these items below have been requested more than once without a response. They stated they would work on resolving the issues:
    - i. No inspections since August
    - ii. Inaccurate and late financial statements
    - iii. No current, accurate past due list
    - iv. No update on the status of accounts in collection with Roy Cobb
    - v. Coupon books sent out very late. Late fees waived again because of problems with coupon books.
    - vi. Homeowners requesting coupon books not responded to.
    - vii. New homeowners going past due because the coupons books were not ordered.
    - viii. No timely information on new homeowners
    - ix. E-mail from the BOD not responded to.
    - x. No follow-up by Heritage on our requests.
    - xi. Insufficient administrative support, too much turnover.
    - xii. Financials incorrect, not in former format
  - b. Kenneth to work with Robin to ensure inspections are restarted and that they are fair and consistent.
  - c. Approved new switch added to irrigation line at clubhouse, switches repaired, cut off valve reinstalled, \$945.
  - d. Next meeting – TBD