

Minutes – Avocet Board of Directors Meeting – May 20, 2008

I. Call to Order.

Attendees: BOD – Lara Foreman, Jeanne Aulbach, Sean Bennett, Kenneth Greeker
Association Management Advisory Group (AMAG) – Laurie McClain

II. Committee Reports

- a. Architecture – Unapproved play house.
- b. Finance – No report.
- c. Information –Next newsletter scheduled for 7-15, another article on the Nominating Committee.
- d. Kids Club – No report
- e. Nominating – No report
- f. Recreation – No Report
- g. Security – No Report
- h. Social / Clubhouse – Pool opening party a success!

III. Old Business.

- a. Still need to repair the electrical boxes along the perimeter of the courts. AMAG Action Item.
- b. Aqua Blue refurbished the pool deck- \$7,600.
- c. Painting almost completed. Additional work found, including replacing fence railings, an additional \$492. Total cost, including trim and siding repair, \$9,547. AMAG working on final punch list.
- d. Decided to wait until spring to work on the parking lot resurfacing/repair. AMAG action item.
- e. Mulch removed from parking lot by Rob Hiller, total cost of \$210.
- f. Aqua Blue removed old green lounge chairs that could not be salvaged.
- g. Kids Club provided a choice for replacing the sandwich board with a metal sandwich board. It was decided to ask that they look at a more professional looking, permanent sign for notices for the entry. AMAG action item.
- h. Lower tennis courts completed, \$59,800. Recreation Committee contacted for walkthrough to ensure work done properly. Work began on upper courts. Should be completed in time for Memorial Day weekend.
- i. Eric Swett from the county Stormwater Division came to inspect the detention pond. No engineering study found in county files. Hayes James, the original engineers contacted. Waiting for response. Eric to check on detention pond requirements in 1993 when pond installed. Need to determine in order to see what needs to be done to the pond to bring it under county maintenance. AMAG action item.
- j. The stove in the clubhouse was replaced. Neil purchased for a total cost, including installation, under \$300.
- k. Arbor-nomics began lawn treatments last week, \$120 per treatment.
- l. Colorburst installed new annuals April 28, \$1,500. H2O Splash changed out the sprinkler heads to prevent watering anything but the flowers in those zones. \$420.
- m. Gowirelessneighborhoods.com was at the party to introduce the service. We were unable to connect prior to the party. The wires to the clubhouse were damaged. Harold Lanier has placed a service call to have the wiring repaired.
- n. Pool opened May 1.
- o. Need to work on 5 year plan to ensure adequate funding for current and future projects.
- p. H2O Splash proposes replacing the blue poly pipe with PVC from the meter at Avocet Drive to the clubhouse, \$2,475. We have already had several leaks repaired in the old line. Decision made to wait to have this replaced.

IV. New Business

- a. Transition from Heritage to AMAG appeared to go relatively smoothly. Heritage did not have our documents ready until May 19th although they were requested by EOB on the 14th.
- b. AMAG began work even before the official start date:
 - i. Handled transition from Leisure Lawn to Arbor-nomics
 - ii. Did a walkthrough to determine additional maintenance needs so we can begin planning
 - iii. Met the delivery man at the clubhouse for the new stove installation
 - iv. Handled the installation of the new ceiling fans at the clubhouse (fans + installation were \$290).
- c. First neighborhood inspection done May 19th. Letters to be customized.
- d. Review maintenance project list with AMAG and begin to prioritize and schedule. Start with railroad tie wall at pool and clubhouse items for June 12th meeting.
- e. Special projects identified: mailboxes, standards for landscaping (work with landscaper and Landscape committee to develop?)
- f. Our webmaster switched our web site to the “new” EarthLink platform. The change went smoothly and there has been a dramatic decrease in spam! Plus the new service will cost about \$10/month less. Thanks, Andrew Goodspeed.
- g. Next meeting – June 17th. Going forward, meetings will be the third Tuesday of each month.