

Minutes – Avocet Board of Directors Meeting – June 17, 2008

- I. Call to Order.
Attendees: Sean Bennett, Lara Foreman, Jeanne Aulbach, Kenneth Greeker
- II. Committee Reports
 - a. Architecture – Unapproved play house, brick front painted not authorized, shutter color. Will have AMAG send letters to homeowners.
 - 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 – No report
- III. Old Business.
 - a. Still need to repair the electrical boxes along the perimeter of the courts. AMAG Action Item.
 - b. 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.
 - c. Decided to wait until spring to work on the parking lot resurfacing/repair. AMAG action item.
 - d. Work finished on upper court resurfacing, \$5,700, in time for Memorial Day weekend.
 - e. Wiring repaired at clubhouse and Wi-Fi is up and running. Check.
- IV. New Business
 - a. Approve increase in Fidelity Bond coverage to \$75,000 from \$50,000. Savings realized \$60/year. Original premium \$430, new premium \$370.
 - b. AMAG Immediate Action List
 - i. Railroad tie repair at pool - Open
 - ii. Clean and reinstall screens at clubhouse - Open
 - iii. Clean clubhouse and carpeting time for the June 12th meeting - Done
 - iv. Repair door to pump room – Done but not satisfactory
 - v. Chain tennis benches to fence, padlock timers at courts - Done
 - vi. Lock installed on gate at lower courts – Open – issues with installation.
 - vii. List of findings from TOPS of first inspection. Open.
 - c. Special projects identified: mailboxes, standards for landscaping (work with landscaper and Landscape committee to develop?)
 - d. Conference call with AMAG regarding need for better responses to BOD requests. Improvement noted.
 - e. Jeanne working with Wayne Knox at UPCCA on new zoning request at corner for fast food drive through. Request will be tabled at tonight's Planning Commission meeting. Rescheduled for July 16th. Conditions designed to mirror conditions at City Lights site.
 - f. Suspicious activity observed at a home in the community. Steps taken include contacting the police department, noting make & model as well as tag info and passing this on. Bert Nasuti also contacted.
 - g. Budget results to date reviewed. Additional projects for 2008 identified including:
 - i. Purchase additional pool furniture: 15 additional loungers, 3 new tables and umbrellas and 12 new chairs
 - ii. Upgrade furnishings in the clubhouse, including kitchen counter
 - iii. Add locking fixtures in the bathrooms for toilet paper and paper towels
 - iv. Possible upgrade of sink benches in bathrooms
 - v. Repair of wood cross tie at pool
 - h. Next meeting – July 15th.

AMAG-Avocet Action Items

1. Repair rail road ties at pool
2. Locking knob installed on lower court gate. Note: This has been done, but the quality of the work was not good. They bent the gate to put the lock on!
3. Final walk through for painting touch up
4. Fix door frame to pump room to allow proper locking. Current "fix" inadequate and unprofessional. It was already broken tonight.
5. Re-strap pool furniture
6. Screens at clubhouse need to be cleaned and reinstalled. Cleaning & painting would be sufficient as the screens are only on the back of the clubhouse
7. Need to put locking containers for toilet paper, soap & towels in the bathrooms
8. Need to put lights on timers in bathrooms and hallway
9. Repair the electrical boxes along the perimeter of the lower courts
10. Put lights in new fans at pool
11. Put new ceiling fans in pavilions
12. Report from TOPS listing findings and recommendations from May 21 inspection
13. Get quotes on repair parking lot, A&S Paving one contractor to be contacted
14. Clear out undergrowth from detention pond
15. Work on getting detention pond turned over to county for maintenance
16. The notice board at the corner needs to have new plexiglass doors installed
17. Need attractive notice board at front at Turnstone Court that can be read as cars drive by
18. Plan for replacing old mailboxes with new standard mailbox
19. Standards for landscape trimming & pruning
- 20. COLLECTIONS!**
21. Decide what to do with concrete tables & benches
22. Fix the broken shelf in the cupboard to the left of the sink in the clubhouse kitchen
23. Replace sinks and sink benches in bathrooms
24. Replace lighting fixtures in bathrooms
25. Review and revise ACC standards (work with ACC members)

	2008 Actual to Date	2008 Projected	2008 Budget	Variance	2009 Projected	2010 Projected	2011 Projected	2012 Projected	2013 Projected
Income:									
# of homes	218	218	218		218	218	218	218	218
Monthly Dues	\$ 50	\$ 50	\$ 50		\$ 50	\$ 50	\$ 50	\$ 50	\$ 50
Annual Dues	\$ 54,392	\$ 130,540	\$ 130,800	\$ (260)	\$ 130,800	\$ 130,800	\$ 130,800	\$ 130,800	\$ 130,800
Other Income	2,133	5,119	2,900	2,219					
	<u>\$ 56,525</u>	<u>\$ 135,659</u>	<u>\$ 133,700</u>	<u>\$ 1,959</u>	<u>\$ 130,800</u>	<u>\$ 130,800</u>	<u>\$ 130,800</u>	<u>\$ 130,800</u>	<u>\$ 130,800</u>
General & Administrative	\$ 12,410	\$ 41,327	\$ 39,276	\$ (2,051)	\$ 43,393	\$ 45,129	\$ 46,032	\$ 46,952	\$ 47,891
Recreation Area	4,352	20,538	21,790	1,252	21,565	22,428	22,876	23,334	23,800
Utilities	6,611	16,840	15,900	(940)	17,682	18,389	18,757	19,132	19,515
Grounds Maintenance	12,312	32,500	28,650	(3,850)	34,125	35,490	36,200	36,924	37,662
	<u>\$ 35,685</u>	<u>\$ 111,205</u>	<u>\$ 105,616</u>	<u>\$ (5,589)</u>	<u>\$ 116,765</u>	<u>\$ 121,436</u>	<u>\$ 123,865</u>	<u>\$ 126,342</u>	<u>\$ 128,869</u>
Net Operating Income	\$ 20,840	\$ 24,454	\$ 28,084	\$ (3,630)	\$ 14,035	\$ 9,364	\$ 6,935	\$ 4,458	\$ 1,931
Capital Expenditures	\$ 66,956	\$ 72,656	\$ 85,444	\$ (12,788)	\$ -	\$ -	\$ -	\$ -	\$ -
Net Income	\$ (46,116)	\$ (48,202)	\$ (57,360)	\$ 9,158	\$ 14,035	\$ 9,364	\$ 6,935	\$ 4,458	\$ 1,931
Ending Cash	\$ 52,662	\$ 50,576			\$ 64,610	\$ 73,974	\$ 80,909	\$ 85,367	\$ 87,299
Capital Expenditures									
Actual/Projected 2008	Actual to Date	Projected	Budget	Variance					
Upper Tennis Courts - Resurface	\$ -	\$ 5,700	\$ 6,500	\$ (800)					
Lower Tennis Courts - Replace	49,800	49,800	50,000	(200)					
Clubhouse Exterior - Paint	2,834	2,834	4,244	(1,410)					
Gazebos - Floor Replacement	4,637	4,637	8,487	(3,850)					
Pool Fence - Repair & Repaint	2,045	2,045	3,713	(1,668)					
Pool Deck - Resurface	7,640	7,640	8,000	(360)					
Kiddie Pool - Replaster	-	-	4,500	(4,500)					
	<u>\$ 66,956</u>	<u>\$ 72,656</u>	<u>\$ 85,444</u>	<u>\$ (12,788)</u>					

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