

Minutes – Avocet Board of Directors Meeting – September 16, 2008

- I. Call to Order.

Attendees: BOD – Sean Bennett, Kenneth Greeker, Jeanne Aulbach, Rachel Frintner, Neil Gonsalves
AMAG – Leisa Ballew
- II. Committee Reports
 - a. Architecture – Painted brick letter being sent; ACC Request received for treehouse, follow-up for site plan requested, not received; another home painted without approval, ACC agrees house will need to be repainted.
 - b. Finance – No report.
 - c. Information –September newsletter delivered today, next newsletter scheduled for 11-15.
 - d. Kids Club – Movie nights to resume in October, no fire truck for Halloween – looking at other options
 - e. Nominating – No report
 - f. Recreation – No Report
 - g. Security – No Report
 - h. Social / Clubhouse – Beth Ostapiuk has volunteered to put together a wine tasting
- III. Old Business.
 - a. On-going issues with AMAG
 - i. ACC Process & notification – some improvement
 - ii. Inspection process – Working closely with Janice to improve process, Jeanne rode on inspection today.
 - iii. Collections – financial side much improved, many checks still being forwarded from Heritage. AMAG now copying contents of each envelope & sending to the BOD.
 - iv. Facilities management – making some progress on handyman issues
 - v. Communication – still problematic but improving
 - b. Landscape Committee e-mailed about Lapwing Court project, no response. Have a plan from Precision to review. Plan accepted, \$1,889 to add landscaping to the Avocet Drive end of the island. Concrete to be removed and existing rock to be reused as mulch.
 - c. Update on furniture and clubhouse upgrades. Looking at adding 4 new leather sofas to replace existing sofa and love seat. Create three separate seating areas.
 - d. Proposal to clean and stock the bathroom for \$50 a trip and the clubhouse for \$75 a trip – Pricing to be rechecked – maybe get additional bids. Tabled until spring.
 - e. Heritage forwarding checks now, received checks dated in August this week.
 - f. Signs for tennis court – Next meeting?
 - g. Mail box standards – Can we contract with Rob and have homeowners contact him directly? Kenneth working on a presentation for the annual meeting. Will consider a \$25 rebate for the full installation.
 - i. Post style
 - ii. Post color
 - iii. Number color and location
 - iv. Box style
 - h. Two detention ponds on Dunlin Shore. Per 1996 amended bylaws “(e) all drainage and detention areas within the subdivision, including any such areas located on lots, to the extent such areas are not maintained on an ongoing basis by a local governmental entity.” Leisa to send letter to homeowners. Letter to be created and sent this week.
 - i. Several homeowners are complaining about street parking. Gwinnett County has a program to install “No Parking” signs in communities with narrow streets. Will check into the possibility of having this program for Avocet.
- IV. New Business
 - a. Two homeowners now owe more than \$1,000. We will send them letters notifying them of our intent to file suit. Also informing them that the additional legal fees of up to \$1,300 will be added to their outstanding balance.
 - b. Finalize collection status for another homeowner. Send letter stating that they will incur another \$299 for the collection effort unless they arrange for payment.
 - c. Revise Inspection Letters – Need to do later.
 - d. Proposal from Precision to clean out the detention pond approved - \$1,700.
 - e. Approve Colorburst pansy season - \$1,500 approx.
 - f. Annual Meeting – September 25
 - g. Next meeting – TBD after election.