Minutes of the Avocet Annual Meeting, September 22, 2009

Meeting called to order by Board Treasurer Glenn Hofmann at 7:13 pm.
Quorum requirement- 20; actual present - 13, by proxy - 11.

Quorum requirement confirmed by our Property Manager, John Thisdale (PM).

Board members present:

Interim President	Rachel Frintner
Treasurer	Glenn Hofmann
Vice President	Bill Wells
Secretary	Neal Gonsalves
Member at Large	Sri Sangodkar

Quorum of Board Members confirmed by PM.

Mr. Hofmann moderated the meeting.

Old Business- Ms Frinter:
The past year's accomplishments include rebuilding reserves, new countertops in clubhouse & restrooms, kiddy pool replastered, replaced pump for pool filter, electrical system replacement, community message board, new management company.

New Business – Ms.Frintner:
Rebuild reserves to 65K, replace HVAC at clubhouse, repair and replace portions of irrigation system in amenities area, address upper tennis court drainage, new clubhouse furnishings, replace bathroom floors, detention pond maintenance and repairs, stain cross ties at pool wall, ongoing maintenance projects.

Ms Aulbach noted that unwanted Bamboo was growing in the front entrance beds and needed to be removed. The PM indicated that the landscapers would be notified.

Financial Report- Mr. Hofmann:
Balance sheet- Current reserve $44K, goal $65K. Many projects planed for 2009 were put on hold until reserve funds are replenished. Board plans to move forward with these projects in 2010. Replacement of HVAC system will occur in late 2009 or early 2010.

Nomination and Election of Board members:
Three Board members not returning, Wells, Gonsalves, Frinter.
Nominations received for Glenn Hofmann, Sri Sangodkar, Elizabeth Chua, Jeanne Aulbach, and Alyson Coffman. Motion made and seconded to close nomination. Five nominations confirmed by Manager as valid. New Board members confirmed.

Property Manger- John Thisdale
It was noted that very few covenant violations exist in the community. The manager commended the 2009 Board for their assistance during the past year and thanked the new members for volunteering to serve.

Motion made and econded to adjourn - 8:10pm

Property manager met with new Board members briefly after the meeting to gather personal contact info and to discuss a possible meeting date for the election of officers for the Board in October.