

1. Call To Order

Attendees

Alyson Coffman
Sri Sangodkar

Elizabeth Chua
Bryan Peck (Homeowner)

Glenn Hofmann

Jeanne Aulbach

2. Homeowner complained about receiving repeated notices for weeds. BOD explained what the inspection process is. Glenn to talk with John Thisdale and follow-up with Homeowner. See item 6b for further details about this item.

3. Area Reports

a. Financials/Legal – Alyson

- i. Overall balance sheet is looking great.
- ii. Alyson waiting on Ashley Lanier on some of the outstanding accounts.
- iii. One account written off.
- iv. One account is paying on-going balances but still not caught up on previous outstanding balance.
- v. Outstanding balance accounts down by five since last month.
- vi. We are under on most categories in expenditure.
- vii. Alyson brought up that we have been a spending significantly above budget on legal fees. Going forward, we need to explore other alternatives before approaching legal.
- viii. Need to have John file a code violation against homeowner who has debris in their backyard (Glenn to follow-up with John).
- ix. Q1 summary for financials ready to post on the website. BOD to review and provide feedback by email.

b. ACC

- i. One roof approved.
- ii. One homeowner installed roof without ACC approval. ACC will have John send letter to homeowner.
- iii. No feedback from homeowner for shed approval.
- iv. ACC received a fence request.

c. Social

- i. Pool Party – Decided for Memorial Day (Lunch party starting at 11am). Approved budget is around \$600. Slightly over is fine.
- ii. Bill the Mailman’s farewell party – Tentatively planned along with the pool opening party.
- iii. Pool scheduled to open Sat, May 1st. Need to check with cleaning company on getting the pool furniture cleaned. Jeanne to check on this. Glenn will follow-up with Tony to ensure pool will be ready by 5/1.
- iv. Community Garage Sale – Will only fund if enough demand.

4. Capital Projects

a. Detention Ponds – Jeanne

- i. Letters to homeowners – Need to send homeowner letter for signature.
- ii. Vendor selection - We have received very good feedback on The Erosion Company’s (TEC) past work. BOD approved to move forward on TEC. Estimate is \$5245 (\$6000 budgeted for this project.)
- iii. Jeanne to get with Ashley on next steps. Will add vendor as additional insured, so will entail additional costs, but should still come in under budget.

b. Entryway Project – Jeanne

- i. Any work prior to fall – Putting flower beds near stop sign on turnstone court.
- ii. Discuss letter to Homeowner at entrance – Glenn to send email answering homeowner inquiry on project status.
- iii. Flowers on corner of Turnstone – Putting flower beds near stop sign on turnstone court starting next week.
- iv. Need to communicate with homeowners along the entrance fence as we decide to do the entry landscaping work.

c. Drainage At Upper Courts – Jeanne

- i. Decision on how to proceed – Decision made to move forward with this project. BOD voted to go forward with TEC given the difference in quotes between H2O and TEC. This was budgeted for \$4500 and quote came in at \$3300. Jeanne to contact TEC to move forward.

d. Irrigation System Upgrade – Glenn

- i. Review quote from last fall (confirmed still valid) – BOD voted to move forward with the irrigation system upgrade. Glenn will call Roberto to move forward.

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- ii. Discuss additional quote for rain sensors – Sensors will probably only save money in situations where we have consistent rain. BOD voted to hold off on this for now and bring it back up late summer if budget permits. Cost for 2 sensors, \$250.
- iii. Discuss irrigation system startup – The front system has been turned on. Once upgrade is done on system in the amenities area, that system will be started up.
- e. Power Wash & Stain Cross Tie Wall – Glenn
 - i. Review quote and determine next steps – Updated quote is \$695. BOD voted to move forward with this project.
- f. Replace Clubhouse Furnishings – Liz/Alyson
 - i. Discuss Window Treatment potentially under this project?
 - ii. Maybe put fan under this project?

BOD voted to hold off on these projects due to other higher priority projects that need to be done.

5. Old Business

- a. Gate inspections
 - i. All gate latches/springs inspected/adjusted (\$125). Will need to replace down the road (cost is around \$1000.)
- b. Upper Tennis Courts
 - i. Review crack repair quote and determine next steps – Received quote from Court Makers. Will likely need to have budget for replacing the upper courts in five years. BOD voted to move forward on the crack repair project. We need to budget for crack repairs every year going forward, until the court is replaced.
 - ii. Review lights & timer quotes and determine next steps – Electrician found burned out breaker that needs to be replaced. Entire breaker panel needs to be replaced. BOD voted to go with Howard (electrician) on this project (\$1900.) Glenn to ask Howard if he can match the pricing on the other quote. BOD voted to replace tennis court light timers (\$250.)
 - iii. Review sign requirements and determine next steps – Need to get signs with court times. Also need to move the existing signs from inside the courts to outside. Jeanne to check with Julie on this. Sri to check with Neil on wording for signs with court times.
- c. Playground maintenance
 - i. Need to replenish wood chips and inspect equipment – Jeanne to contact vendor. Vendor going to come out tomorrow to give us an estimate. Jeanne expects this to be around \$1000. Need to decide if we should move forward on this. Need to wait for the quote to come in.
- d. Clubhouse Keys
 - i. Jeanne is making bulk copies. Plan to have John to keep the original so it does not get lost.
 - ii. Roylene has volunteered to manage this. Need to change the key request email address to Roylene's email address so she gets key requests going forward.
- e. Lights at Entry
 - i. Jeanne has purchased bulk set and replaced burned out lights – they are stored in clubhouse (pump room). Jeanne noticed that the entry lights are running 24x7 which may be causing them to burn out sooner. May want to install timers this fall when doing the entry project.
- f. Clubhouse Lockbox Relocation – Project on hold due to other higher priority projects.

6. New Business

- a. Lower Tennis Courts
 - i. Net strap and rollers replacement status – Jeanne
 - Need to replace roller and strap. Cost is around \$200. Jeanne to contact Julie to move forward on this.
- b. Weed control
 - i. Discuss current status (34 violation notices sent with this inspection)
 - Jeanne noticed homeowner close to entrance has treated his yard. Need to keep a watch.
 - Suggestion was made to file code violation for tall weeds with County. Glenn to check with John what the code exactly is and we will have John file accordingly.
 - ii. Discuss ongoing policy
 - BOD voted to let John follow the same policy he is following for inspection of weeds. Code violations after 3 notices if the lawn meets the standard to file.
 - iii. Discuss start of twice a month inspections (\$150/each)
 - BOD started weed inspections early this year so most yards will hopefully get taken care of with a 'once a month' schedule. BOD voted to remain on 'once a month' schedule and monitor the situation.
- c. Violation Notices

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- i. Discuss dog notification situation/process – No response from homeowner after email was sent out by President. This issue seems to be resolved.

7. Schedule Next Meeting – Tue, May 11th

8. Adjourn