

Minutes – Avocet Board of Directors Meeting – June 8, 2010 [7:30PM – 9PM]

1. Call To Order

Attendees

Alyson Coffman
Sri Sangodkar

Elizabeth Chua

Glenn Hofmann

Jeanne Aulbach

2. Area Reports

- a. Financials/Legal – Alyson
 - i. Balance sheet looks good overall. 13 month CD ends in September.
 - ii. Remaining balance in capital budget after receipt of invoices on all current ongoing projects will be around \$1000. We will get an accurate number when all invoices for ongoing projects come in.
 - iii. Overall delinquencies gone up from 17 to 22.
 - iv. Top delinquency Account Status – Alyson: Ashley to send letter to homeowner and move forward with a Motion for Contempt. Need to spend \$200 in legal fees to move forward.
 - v. 3rd delinquency: Ashley to send homeowner a letter.
 - vi. 2nd delinquency Account Status – Glenn: Ashley to send letter to homeowner.
- b. ACC – Jeanne
 - i. Roof request that got approved.
 - ii. Window replacement and door painting request came in.
- c. Social
 - i. Pool party results
 1. Organizers did a great job organizing the party.
 2. 143 attendees.
 3. Expenses came in under budget. Budgeted \$600, spent \$550.

3. Capital Projects

- a. Detention Ponds – Jeanne
 - i. Status Update: Waiting on trees to be cut down and the pond to be cleared out. Vendor thinks he will come in on budget. Project should be completed in a few days. BOD member suggested that we may want to take photographs of completed work for future reference.
- b. Entryway Project – Jeanne
 - i. No work until fall. Need to do a walk through with the homeowner at entrance before commencement of project.
 - ii. Homeowner may be dumping yard waste around the entry. Need to have John check this and possibly send the homeowner a letter if necessary. BOD to review letter before sending to homeowner.
 - iii. Entryway project likely will scale back project due to unplanned cap ex
- c. Drainage At Upper Courts – Jeanne
 - i. Status: This project is completed (minor grading work may be pending). Water is draining well now.

4. Old Business

- a. Tennis Courts
 - i. Crack repair status – Jeanne: Vendor cannot start project due to rains. Vendor to call Jeanne next week.
 - ii. Net strap and rollers replacement status – Jeanne: Net strap is done. Rollers will be brought out when vendor comes out for crack repair.
 - iii. Electricity and timers status – Glenn: Electrician changed pavilion switch that was bad. Glenn to put a padlock on the circuit breaker panel.
 - iv. Updated Signs - finalize wording & proceed – Sri: BOD decided to proceed with printing just the court hours of operation on the new signs to augment the existing signs.
- b. Playground maintenance - Glenn
 - i. Mulch replacement and maintenance complete
- c. Pool Keys
 - i. Status of bulk keys – Jeanne: Jeanne has received the keys and has started responding to key requests.
 - ii. Change email routing to Roylene once keys received – Glenn: Plan is to keep a bunch of keys with Roylene and keep a few spare keys in the clubhouse in case Roylene is not available (on vacation etc.) Glenn to send webmaster a note to route keys@avocet.org email to Roylene.
 - iii. List of all outstanding requests – Jeanne to handle these.
- d. Extra Weed Treatment
 - i. Total cost of \$400 – Jeanne to email vendor to proceed with treatments.
 - ii. Consider going out for bids for next year

Minutes – Avocet Board of Directors Meeting – June 8, 2010 [7:30PM – 9PM]

- e. Rotting Pavilion Pillars
 - i. Discussion of options and next steps
 1. Option 1: Have White Oak do all the work using same post style as current posts. \$1600 total (\$500 for posts)
 2. Option 2: Have handyman do the work using same post style as current posts. \$1200 total (\$500 for posts)
 3. Option 3: Have White Oak do the work using standard posts. \$900 total (\$200 for posts)
Jeanne to check with White Oak on cupola and also request for a discount. BOD to make a decision via email.
- f. Entry Sprinkler Head Repairs
 - i. Completed – total cost \$265

5. New Business

- a. Emergency pool pump repairs – \$400
- b. Pool gate broken – Project completed (\$100.)

6. Misc

- a. Turnstone Court Corner. Landscaper estimated \$460 for clean up. Glenn to get John to check out the situation and report to BOD.
- b. Fire Suppressant in the clubhouse needs battery replacement.
- c. Homeowner reported gutter clogs in the clubhouse. Need to wait until trees are cut down and then possibly get handyman to cleanup.

7. Next Meeting – Tue, July 6th

8. Adjourn