

Minutes – Avocet Board of Directors Meeting – July 6, 2010 [7PM – 9PM]

1. Call To Order

Attendees

Alyson Coffman
Sri Sangodkar

Elizabeth Chua

Glenn Hofmann

Jeanne Aulbach

2. Miscellaneous

- a. Violation notice concerns from homeowner – Homeowner concerned about repeated notices from property mgmt. for weeds. Homeowner does not have lawn service as he is concerned about toxicity of chemicals affecting his kids that play in the yard. BOD suggested that there are natural ways of treating the lawn (Jeanne to check on this and get back to homeowners). Homeowner to call John to get specifics of the issue. Glenn to give John heads-up about this issue.

3. Area Reports

- a. Financials/Legal – Alyson was getting errors when accessing financial reports on the PM website (perhaps financials not posted on the site yet). Alyson will be sending the BOD the reports via email.
- b. ACC – Jeanne
 - i. 4 paint requests, 1 satellite and 1 window request approved.
- c. Social
 - i. Newsletter Results – Newsletter printed and delivered.

4. Capital Projects

- a. Detention Ponds – Jeanne
 - i. Status Update: Did not hear back from vendor last week. Plan to get the pond work finished tomorrow.
- b. Entryway Project – Jeanne
 - i. No work until fall
 - ii. Likely will scale back project due to unplanned cap ex
- c. Drainage At Upper Courts – Jeanne
 - i. Status: Vendor did not do grading on the side of the courts. Money not paid to vendor yet. Jeanne to get in touch with the vendor this week.

5. Old Business

- a. Tennis Courts
 - i. Crack repair status – Jeanne did not get a chance to check the cracks. Will check tonight and send an update to the BOD.
 - ii. Net strap and rollers replacement status – Net strap replaced 2 months ago. Rollers were supposed to be delivered when vendor came for cracks. Jeanne to check tonight.
 - iii. Updated Signs – Sri has the signs, will talk to Julie to get them installed.
- b. Pool Keys
 - i. Changed email routing to Roylene
 - ii. List of all outstanding requests: Jeanne provided checks to Glenn for 6 keys already distributed. Glenn provided 3 additional keys to Jeanne for requests that came in prior to e-mail address change.
- c. Extra Weed Treatment
 - i. Total annual cost going forward of \$252 to treat additional area along SOP – Lou Ivey. The additional cost in 2010 will be \$144 prorated. The weed treatment around the courts is \$50 each for 3 treatments. The total additional cost for 2010 will be \$294.
 - ii. Brandon Discussion Update – Glenn suggested to the vendor that they can be a differentiator by sending the BOD a note (at the time of renewal) of services that were provided.
- d. Rotting Pavilion Pillars
 - i. Discussion of options and finalize decision on next steps: Jeanne met with the handyman at the pavilions yesterday. They discussed the situation. Upper pavilion has active termite damage in the “rotted” pillar. Lower pavilion has rotting at the bottom on 2 pillars and rotting along the ledge for a third pillar. There is additional siding and trim that will need to be replaced. Vendor took the rotting post to find a match. Glenn suggested that based on the criticality of the situation at the lower pavilion, we should probably wait and take on a project to fix it right next year. This will keep the budget for this year under control as well. Jeanne will contact and meet with White Oak help determine the feasibility of waiting on the additional repairs. BOD waiting on Handyman and White Oak.
- e. Clubhouse Fire Suppression System
 - i. Get info for John so he can call an expert to replace battery – System model is Guardian 3, Model 300A. Glenn to check battery replacement instructions online.

6. New Business

- a. Homeowner with major yard issues – Need to file a code violation with the county. We will file the violation. If we do not get a response from the county, we need to get with Ashley.
- b. Kiddie Pool – Spent \$780 in repairs. May need to put this issue (spending on maintaining the kiddie pool) in front of the community (possibly in the annual meeting). Jeanne to check with Tony about what additional repairs might be required in future.
- c. Pool rule signs – Modify to state “No Dogs In Pool Area”. Need to change signs out anyway as they are old and need an update. Sri to get with Neil on getting the signs made. BOD to review sign wording before making the signs.
- d. Discuss BOD member intentions for next year – Current BOD members expressed their intentions of running for next year.
- e. Clubhouse trash collection – Trash has not been collected, possibly due to change in service. Glenn to follow-up with John. We need new bins.

7. Schedule Next Meeting – Tue, Aug 10th

8. Adjourn