

AVHA Board Meeting

Minutes

October 7, 2013

Meeting called to order at 7:29 pm

In attendance were (President) Joe McIntyre, (Vice President) Scottie Burnette, (Secretary) Dana Hayner, (Business Manager) Stacie Dayton, (Hospitality) Denae Harris, (Treasurer) Gideon Goodwyn

Continuing Business

Pathways- We received three estimates for the paths to be replaced. Joe will include this announcement at the annual meeting and advise homeowners that there may have to be a special assessment for the cost. A special assessment will not have to be voted on by the membership because it is a maintenance cost.

Meeting Announcements- Dana had 12 signs made to announce the annual meeting at a cost of \$250.00. They will be spread around the neighborhood to give proper notice to residents.

Neighborhood Maintenance – last month Joe advised us of a city violation for a dead tree on Tradewinds Ct. Joe met with the city representative and it was determined that the tree belongs to AVHA. The cost to have it removed is \$900.00. Also, there were 2 bridges in disrepair and they were fixed already at a cost of \$400.00. Estimates for the recreation area fence repairs were not yet received, Joe still following up on this.

New Business

Treasurer Report – none provided. Stacie has not yet calculated the CPI to determine the PUD fees for next year, but she will have this available at the annual meeting to present to the homeowners.

Agenda for Annual Meeting – Agenda items to be discussed are budget, reserve study, estimates for path replacement/repairs, PUD fees and an update from the By Laws committee.

Lawn care – Stacie received an estimate from Sea Green Lawns to include a broader scope of work in our neighborhood and it would add another \$800 a month, bringing the monthly contract total to \$2,000. This is just an estimate to present to homeowners at the annual meeting if any complaints arise about the lawn care of the neighborhood.

Budget – There is much discussion regarding the rough draft of the proposed budget for 2014.

*A new line item is proposed for an inexpensive cell phone for Stacie to call people from so she doesn't have to use her own phone, or come to the clubhouse to return business phone calls.

*Business manager salary is discussed and a breakdown of business manager hours and work completed is requested to be submitted each month. Stacie agrees and will have this starting next month.

*Dena asks for budget to include money for some new curtains, tables and chairs for inside the clubhouse.

*Pool expenses should be reviewed and we should shop for a new pool management company. Stacie will get an estimate for High Sierra, a company out of Richmond. She spoke to Framingham's business mgr. Bonnie, and she stated they used High Sierra this past summer and they were very pleased with their performance and they saved \$9K on their pool contract.

Gideon and Joe will meet again as some figures were not available and some items need to be changed. We all will have to meet again Monday, October 14th to go over it one more time before the annual meeting.

Meeting adjourned at 8:56pm