

AUTUMN HEIGHTS CONDOMINIUM OWNERS ASSOCIATION (AHCOA)

August 17, 2015 BOARD MEETING MINUTES

**MONTHLY MEETING**

The regular monthly meeting of the AHCOA Board was held on Monday, August 17, 2015. Meeting was called to order at 7:00 pm.

**ROLL CALL**

Mike Leewaye, President  
Rosemarie Hall-Heyduk, Vice President  
Pat Beatty, Secretary/Treasurer  
Kerry Cantrell- Z&R Property Management

**HOMEOWNERS FORUM**

- Several residents were in attendance. There was discussion about parking issues.

**PREVIOUS MINUTES**

- Minutes from July 2015 meeting were reviewed and approved with one correction. (M- Hall-Heyduk, 2<sup>nd</sup>-Beatty, passed)

**COMMITTEE REPORTS**

- Ms. Hall-Heyduk commented on the Neighborhood Watch National Night that was held on August 4. There were presentations from the CSPD as well as the security vendor for the HOA about crime prevention and safety.

**FINANCE REPORT**

Mr. Cantrell reviewed the financials for July 2015. The Association ended the month of July with total assets being \$222,743. The balance consisted of a total of \$153,077 in the Cash Operating Account, in Reserves \$63,187 and Accounts Receivable at \$7,387. The prepaid dues were \$11,842. On the Budget Comparison the Association is \$11,120 under budget for the year in operating expenses. The Reserve allocation for July was made.

**MANAGER'S REPORT**

- Mr. Cantrell presented the Legal Collections update, the work order report, and the YTD general ledger.

**NEW BUSINESS**

- The Board reviewed and discussed a proposal to remove and replace the concrete at the main entrance, to City specifications using a City-approved vendor. (M-Leewaye, 2<sup>nd</sup>- Beatty, passed)
- The Board reviewed and discussed a letter from the HOA's attorney to a landscape vendor regarding the issue of warranty of dead plant material from last year's landscape project. The deadline for response from the vendor has not yet been reached.
- The Board directed Mr. Cantrell to install signage at the clubhouse and at the parking area across from it to reflect that those parking spaces are for clubhouse event and pool parking only.

**UNFINISHED BUSINESS**

- None  
The letters and other correspondence was reviewed and discussed.

**ADJOURNMENT/NEXT MEETING**

There being no further business, the meeting was adjourned at 7:55 pm. The next meeting will be September 21, 2015, at the Association Clubhouse at 7pm.

Respectfully submitted,  
Kerry Cantrell, Property Manager