

AUTUMN HEIGHTS CONDOMINIUM OWNERS ASSOCIATION (AHCOA)

July 20, 2015 BOARD MEETING MINUTES

**MONTHLY MEETING**

The regular monthly meeting of the AHCOA Board was held on Monday, July 20, 2015. Meeting was called to order at 7:00 pm.

**ROLL CALL**

Mike Leeway, 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 water intrusion, sump pumps, weeds and parking.

**PREVIOUS MINUTES**

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

**COMMITTEE REPORTS**

- Ms. Hall-Heyduk commented on the Neighborhood Watch National Night out on August 4. There will be presentations and food provided.

**FINANCE REPORT**

Mr. Cantrell reviewed the financials for June 2015. The Association ended the month of June with total assets being \$244,228. The balance consisted of a total of \$177,192 in the Cash Operating Account, in Reserves \$59,270 and Accounts Receivable at \$8,666. The prepaid dues were \$15,045. On the Budget Comparison the Association is \$34,657 under budget for the year in operating expenses. The Reserve allocation for May 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 an engineer report for building 4090 regarding water intrusion. Mr. Cantrell has the recommendations in process.
- The Board reviewed and discussed two proposals for asphalt work. The issue was tabled pending more information.

**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 8:15 pm. The next meeting will be August 17, 2015, at the Association Clubhouse at 7pm.

Respectfully submitted,  
Kerry Cantrell, Property Manager