

AUTUMN HEIGHTS CONDOMINIUM OWNERS ASSOCIATION (AHCOA)

June 15, 2015 BOARD MEETING MINUTES

MONTHLY MEETING

The regular monthly meeting of the AHCOA Board was held on Monday, June 15, 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, the mowing schedule and recent water intrusion issues.

PREVIOUS MINUTES

- Minutes from May 2015 meeting were reviewed and approved. (M- Leewaye, 2nd-Beatty, passed)

COMMITTEE REPORTS

- None

FINANCE REPORT

Mr. Cantrell reviewed the financials for May 2015. The Association ended the month of May with total assets being \$242,925. The balance consisted of a total of \$180,668 in the Cash Operating Account, in Reserves \$55,531 and Accounts Receivable at \$7,805. The prepaid dues were \$12,556. On the Budget Comparison the Association is \$41,055 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 a report on the number of dead trees on the property, and a proposal for their removals. All the trees are either Aspens or Cottonwoods, no evergreen trees are failing. The Board approved the proposal (m-Leewaye, 2nd-Hall-Heyduk, passed.) The Board will discuss any replacements at a later date.
- The Board reviewed and discussed an opinion from legal counsel regarding the maintenance responsibility for sump pumps on the property. The attorney assigned the responsibility to the HOA, so Mr. Cantrell will send out a survey to all owners asking if they have a sump pump and where it's located. After the information is compiled a schedule of maintenance will be established.
- The Board reviewed and discussed an engineer report on drainage around building 4160. They directed Mr. Cantrell to arrange for the report's recommendations to be undertaken.

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 8:20pm. The next meeting will be July 20, 2015, at the Association Clubhouse at 7pm.

Respectfully submitted,
Kerry Cantrell, Property Manager