

AUTUMN HEIGHTS CONDOMINIUM OWNERS ASSOCIATION (AHCOA)

March 16, 2015 BOARD MEETING MINUTES

**MONTHLY MEETING**

The regular monthly meeting of the AHCOA Board was held on Monday, March 16, 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 recent gutter icing issues, noisy vehicle mufflers, gutter cleaning and the upcoming Phase II landscape enhancement project.

**PREVIOUS MINUTES**

- Minutes from February 2015 meeting were reviewed and approved. (M- Leewaye, 2<sup>nd</sup>-Beatty, passed)

**COMMITTEE REPORTS**

- Mrs. Beatty discussed the upcoming newsletter and the fact that it will contain information on a pre-approved shrub and tree list for homeowners to plant in the limited common elements at owner expense.

**FINANCE REPORT**

Mr. Cantrell reviewed the financials for February 2015. The Association ended the month of February with total assets being \$162,172. The balance consisted of a total of \$109,044 in the Cash Operating Account, in Reserves \$46,944 and Accounts Receivable at \$7,083. The prepaid dues were \$12,302 On the Budget Comparison the Association is \$11,710 under budget for the year in operating expenses. The Reserve allocation for February was partially 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 the renewal contract for Greener Grass Lawncare, and voted to approve it. (M-Leewaye, 2<sup>nd</sup>- Hall-Heyduk, passed)
- The Board reviewed and discussed the 2014 financial Audit and tax returns. The 3<sup>rd</sup> party CPA firm who prepared the documents reported that the financial practices of the HOA for 2014 were in accordance with acceptable accounting practices.

**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 7:45pm. The next meeting will be April 20, 2015, at the Association Clubhouse at 7pm.

Respectfully submitted,  
Kerry Cantrell  
Property Manager