

AUTUMN HEIGHTS MONTHLY MEETING  
November 16, 2015

The meeting was called to order by President Mike Leeway at 7:00 pm. Three residents were in attendance.

**ROLL CALL**

Mike Leeway, President  
Rosemarie Hall-Heyduk, Vice President  
Pat Beatty, Secretary/Treasurer  
Kerry Cantrell, Property Manager, absent due to health.

**OPEN FORUM**

Judy Walker was not in attendance to discuss her drainage and moist crawlspace issues. The Board agreed that all has been done that can be done concerning drainage at her unit given the natural springs around the entire 440 complex and that there is no need to request an engineer's report. Additionally, the owner must allow time for the soil in the crawlspace to dry.

Sally Muller indicated that the a trench across the driveway at 440F is going to be dug. The Board had no knowledge of this action and questioned the necessity of it. The Property Manager is instructed to stop this action until the Board is given further details.

**PREVIOUS MINUTES**

The minutes from the October monthly meeting were read and approved as written (M-Hall-Heyduk, 2nd Beatty).

**COMMITTEE REPORTS**

- A summary of the Community's Octoberfest was given and the consensus being that it was a great success. The food was excellent and all in attendance had a super time.
- A Christmas Tea is scheduled for Sunday, Dec. 13 from 3:00 to 5:00, to be hosted by Dona Harris and Moyra Martyn.

**FINANCIAL REPORT**

The Board reviewed the October written reports and had no questions.

**MANAGER'S REPORT**

Legal Collections Update: Case 1146.046, What is the status to date?  
Case 1146.058, Has this payment in full been verified?

Work Order Report: None given in Kerry's absence.

- \* A work order needs to be issued (if it hasn't been already) to repair the large pothole next to Mickey's Unit. It was also suggested that if there are other minor potholes in need of patching that they be done at the same time.

A discussion ensued as to who does the property walk-throughs, how needs are identified, work orders issued, and who does the follow up to make sure the job was done and done satisfactorily. Of special concern was the current Paint Company that has been called out repeatedly for the same work. The Board agreed that we instruct the Project Manager to discontinue doing business with this company and engage a different one.

Also, the question was raised as to who follows up after a violation letter is sent.

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It was agreed that a system for work orders needs to be devised to provide better accountability. The Board will work with the Property Manager to devise a repair log that will clarify work related questions.

### **NEW BUSINESS**

The "Junk Vehicle Rule Resolution" letter was reviewed. Its authorship was questioned as well as the definition of "Junk" as set out in paragraph o. A concern about the possibility of a discrimination lawsuit was expressed. The Resolution was not signed and will be revisited at a later date.

### **UNFINISHED BUSINESS**

None

### **ADJOURNMENT/NEXT MEETING**

There being no further business, the meeting was adjourned at 8:15 pm. The next meeting will be December 21 at 7:00 pm. This will be the official Autumn Heights Annual Meeting.

Respectfully submitted,  
Patricia Beatty, Secretary