

AUTUMN HEIGHTS CONDOMINIUM OWNERS ASSOCIATION (AHCOA)
September 21, 2015 BOARD MEETING MINUTES

MONTHLY MEETING

The regular monthly meeting of the AHCOA Board was held on Monday, September 21, 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 landscape issues. The Board asked Mr. Cantrell to contact Greener Grass and request their attendance at the October meeting. The Board discussed the possibility of illuminating the new stone monument near the South entrance, and decided to not illuminate it.

PREVIOUS MINUTES

- Minutes from August 2015 meeting were reviewed and approved with one correction. (M- Hall-Heyduk, 2nd-Leewaye, passed)

COMMITTEE REPORTS

- Ms. Hall-Heyduk commented on the upcoming Octoberfest function on November 9, 2015. All residents will be notified with details of the event.

FINANCE REPORT

Mr. Cantrell reviewed the financials for August 2015. The Association ended the month of August with total assets being \$232,755. The balance consisted of a total of \$158,654 in the Cash Operating Account, in Reserves \$67,107 and Accounts Receivable at \$7,618 The prepaid dues were \$13,783. On the Budget Comparison the Association is \$13,951 under budget for the year in operating expenses. The Reserve allocation for August 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 the draft 2016 operating budget, and approved it. It will be included in the Annual meeting notice for member ratification at the meeting. (M-Beatty, 2nd-Hall-Heyduk, passed)
- The Board reviewed and discussed correspondence pertaining to the efforts to compel Landscapes West to honor their warranty on plant material in Phase I of the landscape enhancement project from 2015. The HOA's attorney will provide further recommendations on how to proceed.
- The Board reviewed and discussed a proposal for fall gutter cleaning and accepted it. (M-Leewaye, 2nd-Beatty, passed) The project will take place after substantial leaf drop in the late fall.
- The Board reviewed and discussed a proposal to install a concrete berm along the length of Star Ranch road adjacent to the property's perimeter fence in order to stop the flooding that happens during heavy rains, and accepted it. (M-Leewaye, 2nd-Beatty, passed)
- The Board reviewed and discussed a proposal to perform a 2" mill and asphalt overlay of a section of roadway within the property. The Board decided to table this subject until early 2016.

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UNFINISHED BUSINESS

- None

The letters and other correspondence was reviewed and discussed. The Board reviewed correspondence about alleged pet violations at 365-A, and the unit owner was in attendance. The Board discussed the issue with the owner and decided that the owner is in compliance regarding the pet issues and directed Mr. Cantrell to send no additional violation letters.

ADJOURNMENT/NEXT MEETING

There being no further business, the meeting was adjourned at 8:15 pm. The next meeting will be October 19, 2015, at the Association Clubhouse at 7pm.

Respectfully submitted,
Kerry Cantrell, Property Manager