

AUTUMN HEIGHTS CONDOMINIUM OWNERS ASSOCIATION (AHCOA)

January 18, 2016 BOARD MEETING MINUTES

MONTHLY MEETING

The regular monthly meeting of the AHCOA Board was held on Monday, January 18, 2016. Meeting was called to order at 7:00 pm.

ROLL CALL

Rosemarie Hall-Heyduk, President
Doc Harris, Vice President
Pat Beatty, Secretary/Treasurer
Kerry Cantrell- Z&R Property Management

HOMEOWNERS FORUM

- Several residents were in attendance. There was discussion about vehicle speeds on the property and snow removal.

PREVIOUS MINUTES

- Minutes from November 2015 meeting were reviewed and approved with one correction. (M- Beatty, 2nd-Harris, passed)

COMMITTEE REPORTS

- Ms. Hall-Heyduk commented on some recent crime on the property (thefts) and will contact the Neighborhood Watch liaison regarding this and the speeding issue.

FINANCE REPORT

Mr. Cantrell reviewed the financials for December 2015. The Association ended the month of December with total assets being \$144,458. The balance consisted of a total of \$56,057 in the Cash Operating Account, in Reserves \$82,792 and Accounts Receivable at \$6,507. The prepaid dues were \$15,073. On the Budget Comparison the Association is \$155,318 over budget for the year in operating expenses. The Reserve allocation for December was made. The Board voted to remove two expenses from the reserve account and transfer them back to operating. This will make the reserve account expense free for all of 2015.

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 draft resolution to regulate “junk vehicles” on the property. Motion to approve: Beatty, 2nd-Harris, passed. Mr. Cantrell will notify all owners of the new rule and post it to the HOA website.
- The Board reviewed and discussed the property-wide sump pump inspection report that was done in the fall of 2015. All known sump pumps were serviced and two were replaced. The Board directed Mr. Cantrell to perform another full inspection in the spring of 2017.
- The Board directed Mr. Cantrell that in the future if any trees would need to be pruned in order to allow for an acceptable signal form satellite dishes, the unit owner shall bear the expense of the pruning and any such work would need direct Board approval.

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 7:45 pm. The next meeting will be February 15, 2016, at the Association Clubhouse at 7pm.

Respectfully submitted,
Kerry Cantrell, Property Manager