

AUTUMN HEIGHTS CONDOMINIUM OWNERS ASSOCIATION (AHCOA)
March 21 2016 BOARD MEETING MINUTES

MONTHLY MEETING

The regular monthly meeting of the AHCOA Board was held on Monday, March 21, 2016. Meeting was called to order at 3:00 pm.

ROLL CALL

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

Hearings: 4120-A trash totter violation. Homeowner is now in compliance. No fines.
320-A multiple dogs violation. Homeowner attended hearing and stated the additional dog was visiting.
No fines.

HOMEOWNERS FORUM

- Several residents were in attendance. There was discussion about parking and the entry concrete project that is underway.

PREVIOUS MINUTES

- Minutes from February 2016 meeting were reviewed and approved with one correction. (M- Hall-Heyduk, 2nd-Beatty, passed)

COMMITTEE REPORTS

- Ms. Hall-Heyduk presented information on the following:
 1. The pool opening party will be held on June 11.
 2. The community yard sale will be June 4, and the usual large dumpster will be installed June 3-6 for resident use. These items will also be noted in an upcoming newsletter.

FINANCE REPORT

Mr. Cantrell reviewed the financials for February 2016. The Association ended the month of February with total assets being \$162,651. The balance consisted of a total of \$61,664 in the Cash Operating Account, in Reserves \$95,885 and Accounts Receivable at \$6,001. The prepaid dues were \$10,243. On the Budget Comparison the Association is \$13,829 under budget for the year in operating expenses. The Reserve allocation for February 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 a proposal to install key card readers at the pool gate and both access doors to the fitness room. The owner of the company was in attendance and answered questions. Tabled.
- The Board reviewed the 2015 financial audit of the HOA's finances by a third party CPA firm.
- The Board reviewed a proposal to resurface the interior of the pool. They directed Mr. Cantrell to only have the tiles repaired and replaced where missing and caulk the gap around the pool deck/coping interface.
- The Board appointed Patsy Suttles to the Board to fill out Mr. Harris' term as he has resigned from the Board.

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 3:59 pm. The next meeting will be April 18 21, 2016, at the Association Clubhouse at 3pm.

Respectfully submitted,
Kerry Cantrell, Property Manager