

**AUTUMN HEIGHTS CONDOMINIUM OWNERS ASSOCIATION
BOARD MEETING MINUTES**

MONTHLY MEETING

The regular monthly meeting of the AHCOA Board was held on Monday, January 16, 2017. Meeting was called to order at 3:00 pm.

ROLL CALL

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

HEARING: 320-B. Issue, broken window. The unit owner was in attendance. The Board agreed to allow until January 30 for the repair to take place. Failure to do so will result in a \$50 per day fine until resolved.

HOMEOWNERS FORUM

- Several owners were in attendance. There was discussion of roof and fence damage from the recent wind storm.

PREVIOUS MINUTES

- Minutes from November 2016 meeting were reviewed and approved as submitted. (M- Hall-Heyduk, 2nd- Beatty, passed)

COMMITTEE REPORTS

None

FINANCE REPORT

Mr. Cantrell reviewed the financials for December 2016. The Association ended the month of December with total assets being \$163,575. The balance consisted of a total of \$24,233 in the Cash Operating Account, in Reserves \$133,448 and Accounts Receivable at \$6,793. The prepaid dues were \$12,929. On the Budget Comparison the Association is \$34,127 over budget for the year in operating expenses. The Reserve allocation for December 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 correspondence from the HOA's attorney about additional potential steps to appeal to the court to enact rental restrictions. After discussion the Board decided to drop the issue and perhaps try again in a year or two.
- The Board reviewed a proposal from Mike Leewaye to replace blown down and compromised sections of the perimeter fence with a new metal design. (M- Hall-Heyduk, 2nd Beatty, passed unanimously). The work will begin asap weather permitting.

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 4 pm. The next meeting will be on February 20, 2017, at 3:00 pm.

Respectfully submitted,
Kerry Cantrell, Property Manager