

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

MONTHLY MEETING

The regular monthly meeting of the AHCOA Board was held on Monday, March 20, 2017. Meeting was called to order at 3:00 pm.

ROLL CALL

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

HEARING: 4120-A. Issue, Parking commercial vehicle on property. The unit owner and tenant were in attendance. The tenant agreed to park the vehicle on the street off the property. No fines were assessed by the Board.

HOMEOWNERS FORUM

- No owners were in attendance for the open forum.

PREVIOUS MINUTES

- Minutes from the February 2017 meeting were reviewed and approved as submitted. (M- Suttles, 2nd-Beatty, passed)

COMMITTEE REPORTS

There was discussion about the community yard sale and pool opening party. Once details are finalized all residents will be notified.

FINANCE REPORT

Mr. Cantrell reviewed the financials for February 2016. The Association ended the month of February with total assets being \$123,267. The balance consisted of a total of \$17,358 in the Cash Operating Account, in Reserves \$99,288 and Accounts Receivable at \$7,520. The prepaid dues were \$13,829. On the Budget Comparison the Association is \$7,117 over 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 confirmed an action without a meeting to allow Mike Leeway to subcontract labor with Ms. Hall-Heyduk's son for the perimeter fence project. Ms. Hall-Heyduk had recused herself from the decision and voting.
- The Board reviewed and approved a proposal to replace a badly cracked patio at 440-E.

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 3:45 pm. The next meeting will be on April 17, 2017, at 3:00 pm.

Respectfully submitted,
Kerry Cantrell, Property Manager