

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

**MONTHLY MEETING**

The regular monthly meeting of the AHCOA Board was held on Monday, May 22, 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

**HEARINGS: 4070-D. Issue, Trash totter out on non collection days.** No representative for the unit was in attendance, but the owner provided a written response. No fines.

**4275-E. Issue, Trash totter out on non collection days.** No owner attendance or written response. No fines at this time but the Board will fine for any additional occurrences.

**360-B. Issue, dog tether in rear of unit.** No owner attendance or written response. \$50 fine.

**360-C. Issue, dog tether in rear of unit.** Owner provided written response. No fines. Owner will be notified that the tether must be removed when not in use.

**HOMEOWNERS FORUM**

- One homeowner was in attendance. No questions or concerns.

**PREVIOUS MINUTES**

- Minutes from April 2017 meeting were reviewed and approved with 2 small corrections. (M- Beatty, 2<sup>nd</sup>- Suttles, passed)

**COMMITTEE REPORTS**

None

**FINANCE REPORT**

Mr. Cantrell reviewed the financials for April 2017. The Association ended the month of April with total assets being \$99,863. The balance consisted of a total of \$28,336 in the Cash Operating Account, in Reserves \$65,789 and Accounts Receivable at \$6,838. The prepaid dues were \$10,572. On the Budget Comparison the Association is \$55,998 under budget for the year in operating expenses. The Reserve allocation for April 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 approved a proposal from Greener Grass to enhance the area near the intersection of Star Ranch and Broadmoor Bluffs.
- The Board reviewed and approved a proposal to extend the Star Ranch berm further down to approximately behind building 420, in order to fully mitigate water drainage.
- The Board directed Mr. Cantrell to arrange for 6 more sections of metal fence to be installed.

**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 3:50 pm. The next meeting will be on June 19, 2017, at 3:00 pm.

Respectfully submitted,  
Kerry Cantrell, Property Manager