

AUTUMN HEIGHTS CONDOMINIUM OWNERS ASSOCIATION (AHCOA)
ANNUAL MEETING MINUTES
Saturday, January 10, 2010

The annual meeting of the Autumn Heights Condominium Owners Association (AHCOA) was held on Saturday, January 9, 2010 at the AHCOA clubhouse. Mr. Sidon (Doc) Harris, President, called the meeting to order at 10:15am Board membership in attendance included Jerry Ralston, Treasurer. Meeting minutes were taken by Ms. Linnea Mellinger representative of Z&R Property Management as Property Manager for Autumn Heights COA.

The annual meeting required 47 for a quorum, but quorum was not met with a total of 34 homeowners in attendance and proxies presented. Ms. Mellinger verified voter eligibility at the clubhouse door, and verified certification of proxies as well as proof or waiver of notice. *(See agenda on AHCOA website: autumnheightshoa.com.)*

OFFICERS' REPORTS

Mr. Harris welcomed all attendees. Mr. Harris informed the homeowners that a five year plan was established. The plan included Painting and Repair of all buildings, Drainage Control Covenant review, fence maintenance and possible change of the fence, Clubhouse upgrade and Updated Reserve Study. A Mission Statement for Autumn Heights has been written with four major points: 1: Keep Property Values Competitive 2. Maintain and Improve Appearance of Green Space 3. Provide Social Gatherings 4. All Residents comply with covenants and Rules and Regulations. He also informed homeowners that the Reserves have allocations to various items that are taken care of out of the Reserves such as; Asphalt, Concrete, Structure, Painting, Pool, Roofs, Fence and Consolidated. He turned the floor over to Ms. Mellinger who provided an overview of 2009 accomplishments and expenditures and an overview of the 2010 budget. *(See PowerPoint presentation on AHCOA website: autumnheightshoa.com.)*

Mr. Ralston did an extensive review of how the buildings are built. The foundations of the buildings are of concreted voided stemwall-on-grade configuration. The foundations were designed so that there would be minimal movement if the clay started to swell and the structures were designed to withstand the movement. When there are heavy rains this can cause the clays to expand which allows the building to move and the result is cracking of the drywalls. Due to the construction of the buildings it is important to take care of the drainage around the buildings. Any cracks that appear should be monitored and the Board should be notified.

BUDGET OVERVIEW

Ms. Mellinger briefed members present with an overview of 2009 Expenses. All homeowners present were provided with copies of yearend gross operating costs as well as the approved 2010 budget proposal. The overview of the budget and expenditures as of the end of December 2009 balance sheet reported that the Association ended the month of December with total assets of \$111,767.89. The Balance consists of a total of \$5,470.35 in Cash Operating, \$95,466.42 in Reserves, and \$10,830.91 in Accounts Receivables. The Prepaid Dues are at \$18,385.00. On the budget comparison, the Association was under budget for the month of December \$8,427.73 with the variance being 36.6 percent. For the year the Association is under budget \$27,566, the variance being 9.9 percent. *(See 2009 Budget comparison as attachment to these minutes)*

2010 Budget

The 2010 budget was presented by Ms. Mellinger. Ms Howard made a motion to approve the budget and Ms. Hall seconded the motion.

Landscape Committee

Dona Harris presented to the Homeowners a 3 year plan that was put together by the committee. In doing a review of the property there were several areas that are going to be attended to. It is planned to do the following:

1. Boulder bed in the front area at the exit area at the first entry, in order to get rid of the black metal railing. Remove a third of the stumps in the community, add sprinklers to various areas, plant small shrubs and flowers and do the clubhouse close to the parking.
2. Do additional planting of flowers, shrubs, and trees, add necessary sprinklers, remove a third of the stumps, doing large amounts of perennial planting and various other landscaping in the community.
3. Finish stump removal, plant additional shrubs, flowers, trees throughout community and other landscaping in the community.

Each year \$10,000 will be set aside for the cost of the above items.

2009 Summary

Linnea informed the Homeowners that the Roof Loan was paid off which will help with the repairs and painting of the first set of buildings that are to be painted in 2010. 2009 review of HOA business was: reviews of the Rules and Regulations with minor changes, various Committees were formed, community socials were established, designated parking in the open parking was established and signs mounted showing guests parking and owner parking, Structural Repair and Monitoring, Drainage work behind 4245 and 4215 and review of the Community and LGA Studio color Recommendations.

2010 Objectives:

Linnea presented an overview of 2010 objectives. The Board will continue to evaluate and plan for the community's future needs. The Board will continue to use an Engineer to review current problems and plans for controlling drainage problems. Start on repairing siding, stucco and painting of the first set of buildings to be painted. Covenant enforcement and open communication with Board, Management and Community.

OPEN FORUM

Discussion on various items was discussed. One item was the painting of the exterior and the colors that were picked. There were concerns of the color choices being too many different colors on the building. LGA Studios was there to review the color choices to the homeowners as well as Sherwin Williams being present to give a review of the product that is going to be used on the Stucco. The product is an elastomeric paint that will last 15 to 20 years and will help with sealing the cracks that are already present.

ELECTION OF BOARD MEMBER

The Board of Directors has one position that is up for election. Melissa Campen asked to be put on the ballot any other nominees to run for the open Board position was asked and no other volunteers came forward. Melissa Campen was appointed the open position on the Board for a 3 year term.

APPROVAL OF 2009 ANNUAL MEETING MINUTES

Ms. Howard moved to approve the 2009 Annual Meeting Minutes; Ms. Lynch seconded the motion.

ADJOURNMENT

Mr. Harris adjourned the meeting at 12:45 am.

Respectfully submitted,
Linnea Mellinger
Linnea Mellinger
Property Manager