

**AUTUMN HEIGHTS CONDOMINIUM OWNERS ASSOCIATION (AHCOA)
ANNUAL MEETING MINUTES
Saturday, January 8, 2011**

The annual meeting of the Autumn Heights Condominium Owners Association (AHCOA) was held on Saturday, January 8, 2010 at the AHCOA clubhouse. Mr. Sidon (Doc) Harris, President, called the meeting to order at 1:00 PM Board membership in attendance included Jerry Ralston, Treasurer and Melissa Campen, Director at Large. 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 30 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.

OFFICERS' REPORTS

Mr. Harris welcomed all attendees. Mr. Harris reviewed mission statement that was prepared in 2009. The four key areas that the Board continued to focus on in 2010 were reviewing the maintenance of the buildings, review of rules and Covenants and compliance with State and Federal Law. The Board reviewed FHA approval for the Association since the expiration was coming due and Linnea pushed to get the community approved. FHA approval is good until 2013. The HOA is also VA approved and this approval does not expire. There was quite a bit of work on drainage control where the area behind 4215 and 4245 had excessive water, swales with underground pipe with downspouts connected to the pipe carry the water away from building and helps to eliminate standing water. There will continue to be review of the Covenants and Rules in 2011, drainage control will continue to be reviewed, clubhouse will be updated and discuss having an updated Reserve Study.

Mary Ann Tabor, the Chair of the Landscape committee gave a review of the work that was done in 2010. Perennials were planted in the front entrance and front of the clubhouse, removal of tree stumps has started and 6 new trees were planted. The committee focused on reviewing trees and plants that are suitable for the area and enhance the community. Hollenbeck asked if water conservation was being thought of, yes plants are suitable for the area and are native. Winters pointed out that the bushes were not maintained and many dead. 2010 was very dry and upon the recommendation of the Arborist watering of the bushes was done to save as many bushes as possible. Many of the bushes are coming to the end of their life and this is being taken into account. Debekker commented on her bushes and her request will be reviewed.

Rosemarie, chairperson for Fence and Rules and Committee- options for different fence materials, style, installation of fence etc is being reviewed. Newsletters in 2011 will be used to inform homeowners of any new business. There was a survey done and 25 homeowners responded voicing concerns and that will be taken into consideration.

Eileen Graham; chairperson for Hospitality, reviewed the events throughout the year and encouraged owners to participate in future social events. Everyone who attended the various events in 2010 enjoyed themselves.

Melissa, chairperson for Clubhouse committee, discussed the future plan for the Clubhouse and getting volunteers to help come up with a plan for the clubhouse, possibly getting a flat screen TV. The goal is to make it more available to homeowners. Discussed getting volunteers to form a goodwill committee to welcome new residents, neighborhood watch is something that the Board has looked at but requires a good percentage of residents to be involved.

Mr. Ralston did an extensive review of the French Drain System for the buildings and areas where the Board has noted problems. Those areas that the Board is aware of have either been fixed or are in the process of being fixed or monitored. Another repair that was unexpected was the manhole cover, up

from the first entrance needed to be repaired. The cone inside drain was cracked and in need of replacement along with getting the proper lid for manhole cover.

BUDGET OVERVIEW

Ms. Mellinger briefed members present with an overview of 2010 Expenses. All homeowners present were provided with copies of yearend gross operating costs as well as the approved 2011 budget proposal. The overview of the budget and expenditures as of the end of December 2010 balance sheet reported that the Association ended the month of December with total assets of \$30,060.83. The Balance consists of a total of \$9,075.47 in Cash Operating, \$16,195.47 in Reserves, and \$4,790.07 in Accounts Receivables. The Prepaid Dues are at \$9,964.03. On the budget comparison, the Association was under budget for the month of December \$1,122. For the year the Association is over budget \$73,814. The reason for being over budget was due to higher water costs, major sprinkler repairs, engineer review of units were there was concern, bad debt due to a Foreclosure and lastly having a major part of siding repairs spent out of the cash operating.

2011 Budget

The 2011 budget was presented by Ms. Mellinger. Budget was approved by all owners present.

OPEN FORUM

Donna Winters asked about the bad debt. Linnea explained that it was one unit that went into foreclosure and compared to other Associations the foreclosures for Autumn Heights is minimal. Carol Pierce commented that it is nice to see that the bad debt is being calculated in the budget. Betty commented about the Reserves and her concern of the funds being used. The Board will work on getting the Reserves built up again. Discussion regarding the number of rentals in the Association and the importance of keeping it below 50% due to this being something that FHA looks at when considering approving a mortgage loan. There are so far 67 homeowners that have responded, 36 for and 24 against. The Board will continue to solicit those who have not responded.

ELECTION OF BOARD MEMBER

The Board of Directors has one position that is up for election. Rosemarie Hall-Heyduk and

APPROVAL OF ANNUAL MEETING MINUTES

Swanson moved to approve the 2009 Annual Meeting Minutes; O'Day seconded the motion.

ADJOURNMENT

Mr. Harris adjourned the meeting at 3:16 pm.

Respectfully submitted,
Linnea Mellinger
Linnea Mellinger
Property Manager