



**AUTUMN WOODS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
February 12, 2019**

Call to Order – The meeting was called to order at 6:30 PM. by Steve Paley, Vice President.

Roll Call - Steve Paley, Arleen Love, Linda Laguna, Hal Ziecheck, James Callan, Heidi Pukas, Stu Kaminsky and Bill Omanoff . Frank Miller was absent. Nancy Lucas, LCAM and Jaime Ballard were also present from Management and Associates.

Proof of Notice – Proof of Notice of the meeting was presented by Nancy Lucas, LCAM.

Reading and Disposal of Any Unapproved Minutes: Stu Kaminsky made a motion, seconded by Heidi Pukas to approve the minutes from 1.8.19 amended as discussed. All in favor. Motion passed unanimously.

Vice President: Steve Paley reported on the lakes. The health of the lakes are pretty good. Meadow View Lake is more settable to encroachment. Steve Paley is working with the lake contractor to relocate the lake pumps from Frank Millers house to common area. Steve also went over the Sheriff's Dept report.

June Sharkey was in attendance. She would like to help on the compliance and welcome committees.

Treasurers Report: Bill Omanoff gave the financial report that was prepared by Nancy Lucas, LCAM. Jaime Ballard explained the financial report and how Management and Associates does the financial reporting. Jaime Ballard also let Bill Omanoff know that she would be glad to meet with him to discuss the financials.

Manager's Report: Nancy Lucas read the manager's report.

Committees:

Compliance: Jim Callan gave his report of violations. Compliance is getting better. Jim asked that violation report be sent to all committee members in the future. Several properties that are in the hands of the attorney were discussed. Fusari- Foreclosure 2 years ago. Jim will follow-up with attorney. Plihal- Jim and Nancy signed the affidavits for the hearing regarding attorney fees/cost reimbursement. Tibbits- Sumjmar4y judgement in favor of the association for the amount of 8000.00.

Hal Ziecheck, Jim Callan and Nancy Lucas did the drive through for the compliance committee on February 6th. Most violations were not ready for the next step until February 13th. The violations were entered into the system and letters were generated and went out to owners in non- compliance. Boats behind fences were discussed. As per the attorney, if we know they are there they are a violations.

Finance: Covered under the Vice Presidents report.

Community Relations: Linda Laguna reported that she had made contact with 8 new owners and still had 3 more to greet. She asked that the cover letter be revised. Nancy Lucas will revise it for the welcome committee. The new phone directories will be complete soon. The welcome committee will deliver them to all owners.

Maintenance: Hal Ziecheck discussed the tree removal project with the Board of Directors. 17 trees in the dog park were all cut down and will the remaining logs will be removed by Wednesday afternoon. Hal Ziecheck explained that the tree company would need one more day to complete the project in the back of the community on Glenside and Meadow View. Stu Kaminsky made a motion, seconded by Linda Laguna to approve 2000.00 for the operation contingency account to complete the project. All in favor. Motion passed unanimously.

Tennis Court Wind Shield: Jim Callan made a motion, seconded by Linda Laguna to approve the replacement of a new wind shield for the amount of 2460.00. All in favor. Motion passed unanimously.

No Fishing Sign: Jim Callan made a motion, seconded by Stu Kaminsky to approve the No Fishing Sign. All in Favor. Motion passed unanimously.

No Trespassing Sign: Jim Callan made a motion, seconded by Linda Laguna to approve the No Trespassing sign for the park. All in favor. Motion passed unanimously.

Poop Station has been installed.

Electric Repairs in the Park: Obtaining proposals.

Fence in Park: Will be addressed in the near future.

Tennis Court Latch: Not working again. Need to follow up on repair.

Website: Portal is up and running properly. The ARC applications is now on the portal. E-Blast were discussed.

ARC: One application was on the portal and was approved. (Partridge). The committee is having difficulty with the portal process. They have asked if Alex could attend an ARC committee meeting to help them understand how the portal works. .

Old Business:

Maintenance Update: Covered in the Maintenance Committee report by Hal Ziecheck.

Tree Removal Update: Covered in Maintenance Committee report.

Pond Aerator: Moving the electric Source; Covered in Vice Presidents Report.

Signage: Covered in Maintenance Committee report.

New Business:

a. E-Blast – E-Blast is billed at .25 per door once a month. You only pay for one blast even if you send one every day of the month.

b. Side Street Parking: Not discussed.

c. Electric Repairs at the Park: Discussed in Maintenance Committee report.

d. Date Rate Contractors: Bill Omanoff would like to see itemized invoices and/or summary of work performed by date rate contracts.

e. Quarterly Financials: Bill Omanoff would like to have quarterly financials performed by an outside source. Not in the budget. Will be discussed further. Jaime Ballard recommended that Bill Omanoff meet with the CPA.

Adjournment – Jim Callan made a motion, seconded by Stu Kaminsky to adjourn the meeting at 8:33 PM. All in favor. Motion passed unanimously.

Submitted by: Nancy Lucas, LCAM

Approved by: