



Autumn Ridge HOA Board of Directors  
Meeting Minutes  
6:30 p.m., January 22, 2009

**Location:** Melissa Goslee's Home, 8808 N. Cosby Ave.

**Present:** Tiffany Allen, President; Nikki Swartz, Treasurer; Melissa Goslee, Secretary; and Shannon McCant (Curry Association Management)

Tiffany Allen called the meeting to order at 6:35pm.

**I. Review and Approval of Minutes**

Moved to February meeting.

**II. Communications from residents**

New resident requested to be on the email list for newsletters. She would also like to review the minutes from previous meetings as well as financial statements. Tiffany and Nikki left emails to her stating that the HOA is in contact with the attorney regarding the posting of minutes on our website. Tiffany is going to try to call her again to clarify exactly what information she needs. (Tiffany has tried to call her and has not been able to make contact except via email)

**III. Management Report**

1. Work Action List

Website sign: Shannon will purchase a sign that reads "for more information go to [www.autumnridge.ws](http://www.autumnridge.ws)" The sign will be posted at the pool. She will look into an additional sign for the main entrance, depending on the expense.

Neighborhood watch signs: Melissa made a motion that 10 neighborhood watch signs be purchased at \$22 each. Tiffany seconded that motion. The Board unanimously approved.

2. Hot Delinquency List/Lien List

Former resident owing thousands in back HOA dues contacted the lawyer stating that the property was owned by his wife. He was

given a continuance. Curry Management has found his wife and will be contacting her this week.

3. Financial Summary
4. Violation Log
5. ARC Summary

#### **IV. Old Business**

1. Pool Deck Repairs/Litigation?  
Carriage Hills Estates used the same company for pool deck resurfacing. Shannon has sent registered letters without response. Carriage Hills Estates is considering litigation for a refund of the resurfacing fees. We will make a formal decision regarding a lawsuit at the next meeting. Shannon will get at least 3 companies to give 2 separate bids for repairs at the pool. One bid for repairing the caulk and ripped up areas. Another bid for redoing the entire thing the right way.
2. Northland 2009 Pool Contract  
Tiffany signed the contract for 2009.
3. Playground Equipment  
The date for the playground meeting at NHCC will be either March 24 or March 26 depending upon availability.
4. Discrepancies in Annual Dues Notice  
The resolution clarifying the late fee and interest fees was sent with the notification for HOA Dues.

#### **V. New Business**

1. 2009 Dues arrangements  
Families who contact Curry regarding difficulty making HOA dues will be set up on a payment plan with Jennifer or Shannon. Those that request late fees or interest being removed will be discussed at each monthly meeting. Tiffany made a motion that Shannon and Jennifer handle payment arrangements with homeowners who can not pay their HOA dues in full by the due date. Curry will contact the Board members via email for all special circumstances. Nikki seconded that motion. The board unanimously approved.
2. Ryan's Tree Service Discount  
Ryan's Tree Service sent out a letter stating we could save 5% on our yearly fees if we pay in full before March 15. It will save the HOA approximately \$58. Nikki made a motion to pay this bill in full. Melissa seconded that motion. The Board unanimously approved.

Next Meeting: February 24 @ 6:30pm at Tiffany Allen's.

Respectfully Submitted,

Melissa Goslee, Treasurer