



Autumn Ridge HOA Board of Directors
Meeting Minutes
6:30 p.m., October 21, 2008

Present: Tiffany Allen, President; Earl Jameson, VP; Nikki Swartz, Treasurer; Melissa Goslee, Secretary; Shannon McCant, Curry Association Management; and Andy Ackerson, Ackerson Lawn Care (Guest)

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

I. Review and Approval of Minutes

Carolyn Vellar moved to approve the minutes for August 27, 2008, with a change to page 2, number 4 under Violation Log. Earl Jameson seconded that motion. The motion was unanimously approved. Tiffany Allen made a motion to approve the September 29, 2008, minutes. Nikki Swartz seconded that motion. The motion was unanimously approved.

II. Ackerson Lawn

Tiffany Allen discussed the appearance of the pool landscaping and the entrance. The Board as a group wants to be sure that the appearance of all our flowers and plants are more pleasing. Andy will take a look at the areas and make some suggestions to the Board.

The drainage ditch or green space behind Oregon has been a continued source of concern with the previous lawn care company. It is always wet and difficult to mow. The Board has brought that to Andy's attention for his care of the Autumn Ridge properties. Andy will prepare a quote with suggestions for landscaping throughout the neighborhood. The Board will look at the quote for spring maintenance.

Shannon McCant will contact Ryan's Lawn to see what they will be treating our trees for to see if it overlaps with Ackerson Lawn services. Ryan's Lawn was already contracted to treat bagworms and other pests attacking trees throughout the green spaces in the neighborhood. If there is overlap, Ackerson Lawn service will adjust the treatments so that the trees are not being over-sprayed.

Andy shared with the board that he will be viewing the maintained areas in Autumn Ridge every 2 weeks or so. Services will begin in February or March, depending on the winter weather.

Flowers are ordered for properties over the winter. Andy said that the Board can give recommendations regarding what is ordered for Autumn Ridge.

III. Communications from Residents

IV. Management Report

1. Work Action List

Pool Deck: Brian with Innovative Solutions was supposed to be at the pool October 18 to begin repairs of the pool deck.

Pool Fence and Pump House: Davis Construction presented a bid for power-washing and staining the pump house and fence. The repairs would cost \$2,035. Earl Jameson made a motion to approve the bid as written. Carolyn Vellar seconded that motion. The motion was unanimously approved by the Board.

Pool Ladder: The ladder must be grounded and the concrete will have to be cut to replace the corroded fittings. It is unclear whether the ladder will have to be replaced. The Board requests that Wes from Northland Pool Management provide a written bid for these repairs. They have been verbally estimated at \$1,500 to \$2,000.

2. Hot Delinquency List/Lien List

Attorney letters have been sent. Resident showed up at court so his whereabouts were found. The attorney was able to find him and he has been served. He is due to return to court November 25.

Another property for which the homeowner owes back dues is in foreclosure. The judge on his case has dismissed the lawsuit because he can not be found in order to serve him with the lien papers. Carolyn Vellar made a motion to hire an investigator to research his whereabouts so that the lien papers can be served. Tiffany Allen seconded that motion. The Board unanimously approved.

Tiffany Allen made a motion to begin judgment processes on another homeowner owing a large amount of back dues. Melissa Goslee seconded that motion. The Board unanimously approved.

3. Financial Summary

4. Violation Log

Parking lot at the pool is being used by residents to park vehicles and trailers. Shannon McCant will put orange stickers on the vehicles stating that they need to be moved or will be towed because the lot is private property.

A residence is currently having improvements made to their home. There has been no request for approval of the board. Shannon McCant will look into this residence and send a letter if necessary.

5. ARC Summary

V. Old Business

1. Pool Repairs for 2009

* Northland's Recommendation for Main Drains

Earl Jameson made a motion to approve the bid for repairs needed to bring the Autumn Ridge pool into compliance with new federal pool rules. Tiffany Allen seconded the motion. The Board unanimously approved.

2. Northland 2009 Contract

The Board has looked into having one guard on duty Monday through Thursday instead of having 2 guards on duty during those days. Two guards would be on duty beginning Friday and running through Sunday. Earl Jameson made a motion to approve the proposed changes to the 2009 Northland Contract. Carolyn Vellar seconded that motion. The Board unanimously approved. The price for this service is \$28,000 versus the \$32,250 that was paid this year for 2 guards all day. This is a savings of \$4,250.

3. 2009 Draft Budget

* Social Budget

The Board discussed the budget as presented. The projected amount to be drafted in the 2009 budget for Social Committee will be \$3,500.

\$500 will be allocated in a separate area of the budget for Block Parties.

* Pool Budget

4. Playground Equipment

* Alternatives from Fry & Associates

The discussion is tabled until the November meeting. The Board looked at the quote and agrees that additional bids are necessary. Earl Jameson made a motion that after October 31 the entrance to the pool will be chained and locked to prevent possible injuries to residents who on the playground equipment. Melissa Goslee seconded that motion.

The Board unanimously approved.

5. Pool Ladder bid

6. Power wash and stain fence

VI. New Business

1. HOA dues late fees were discussed. Dues are due February 1 of each year. Residents are given 10 days without any late fees. After the 10, a \$25 late fee is assessed. Once the dues reach a past due date of March 1, the fees will be \$65, which includes the \$25 late fee plus 10% of the total dues, which is \$40. Carolyn Vellar made a motion to change the late fee process for 2009 as stated. Earl Jameson seconded that motion. The motion was unanimously approved.
The Board also agreed to send out a 1st reminder letter November 1, reminding residents of the upcoming fees due February 1. A second letter will be in the mail no later than January 1.

Meeting Adjourned at 8:50pm.

Respectfully Submitted,

Melissa Goslee, Secretary