

Minutes: Audubon Landing HOA Board Meeting

January 27th, 2020 6:30 PM

West Meadows Community Center

Call to Order – David Ritchie. **7:09PM**

- Attendee Recognition – D. Ritchie. **A quorum of the Board was established with all five (5) Board**
- Members in attendance. **Fifteen (15) Members attended the meeting as well. David recognized and thanked Marie Austin and Bill Koerber for their participation on the Board of Directors for the Association over the previous terms.**

Updates To Agenda. **Add discussion about Committees to the agenda**

- **Without Meeting Confirmation** – David Ritchie
 - Approved December 10th, 2019 meeting minutes
 - Approved the proposal for the irrigation upgrades and 5 valve replacements for the cost of \$29,546.75 to be funded by the reserve account.
 - Approved the Owner at 19188 Lake Audubon to remove the plants pictured and to plant shrubs to hide hot tub equipment at the Owner's expense.
 - **Motion made by Debby Amon to approve the action without a meeting approval, seconded by David Ritchie. The motion unanimously passed.**

Melrose Management Reporting:

- Attorney Letters - Issued by Reason. **None at this time.**
- Past Due Proof of Insurance Letters – Issued by Resident. **Reviewed and discussed.**
- Past Due Status. **Reviewed and discussed.**
 - Lien Discussion for Delinquent Accounts. **None to discuss at this time.**
- Work Order/Member Communication Report. **Reviewed and Discussed.**
- Violation Letters sent
 - Stage 3 Notices Review and approval to fine and escalate to the Violation Review Committee. **The Board discussed the violations. At this time, there are not any uncured, stage 3 violations for their review at this time.**

Old Business:

- Exterior Building Painting Project Update/Discussion. **Chris provided an updated for the painting work. The work has started in the Association and Munyan is on schedule to complete 4-5 buildings per week in the Association. The Board will have regular meetings/walk throughs set up with Munayn's team after the groups of 10 buildings are completed. These meetings will be to inspect the buildings and discuss any areas of concern that are witnessed, if any.**
- Landscape Committee Report. **The Board reviewed and discussed the Landscape Committee report submitted by the Committee.**

New Business:

- Organizational Meeting to Determine Officer Positions. **The Board discussed the 2020 Officer Positions for the Board of Directors. Motion made by Julie Thornhill to have the following Officer Positions:**

President – David Ritchie
Vice President – Julie Thornhill
Treasurer – John Garcia
Secretary – Debby Amon
Director – Joyce Byers

The Motion was seconded by David Ritchie. The motion unanimously passed.

- Discuss Board Member Roles for Reports. **The Board discussed the Board Member roles in the Association. After discussion, the Members will take on the following roles in the Association:**

Pool – David Ritchie
Landscaping/Irrigation – Julie Thornhill and Joyce Byers
Communications – John Garcia
Gates – Debby Amon

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- Gate Callbox Screen Repair Proposal Discussion. **The Board discussed a proposal from Accurate Electronics to replace the CAT10 LCD Display for the gate call box. After discussion, motion made by John Garcia to approve the proposal as submitted for \$946.85 to be funded by the reserves, seconded by Debby Amon. The motion unanimously passed.**
- Landscaping Proposals Review and Discussion. **The Board discussed the various proposals submitted by Duval Landscaping for landscaping enhancement throughout the Association. After discussion, motion made by John Garcia to approve proposal #4968 for \$398.75 to remove the agave planting at 19111 Lake Audubon to be funded by the operating account, seconded by Julie Thornhill. The motion unanimously passed. All other proposals were tabled to allow the Board additional time to review the proposals.**
- Association Committee Discussion. **The Board discussed the Committees in the Association and the need for some changes to the Committee due to the election of the 2020 Board of Directors. The Board requests Chris contact the current Committee Members to inquire about their desire to remain on the Committees. The Board will talk to the Members of the Association to see if there is any interest in other Members to join any committee in the Association. This topic was tabled until the next meeting.**
- Alteration Application at 19169 Lake Audubon Discussion. **The Board discussed the alteration application submitted to extend the lanai at 19169 Lake Audubon and the concern with the gutter from 19167 Lake Audubon that extends past the Lot Line into 19169 Lake Audubon. Debby Amon stated she would like this concern to be sent to the Association's attorney for their review. After discussion by the Board, no action was taken, and the Board will not have this concern reviewed by the Association's legal counsel.**

- Next Walk-through – February 20, 2020 at 9:00am
- Next Board Meeting – February 24, 2020 at 6:30pm

- Meeting Adjournment – 8:20pm