

Autumn Ridge Homeowners Association, Inc.

Board Meeting Minutes: February 4, 2013 @ 6:00pm
141 Prosperous Place, Suite 21B
Lexington, KY 40509

Board Members Present: Linda Thacker, Bettina Rice, Terri Carpenter and Patrick Johnston.

Absent: Michelle Cammick Kimbrell

Quorum Present? Yes

Others Present: Edwin Gibson, Association Manager; Daniel Hanna, Edwin's Asst.

Proceedings:

Meeting called to order at 6:01pm

December 2012 meeting minutes were distributed and motion for correction. The audit company name was corrected and the minutes were approved.

Reports:

- Finance – See Financial Reports provided by Edwin.
- Lake owners will be assessed per expenses incurred.
- Bad debt write-off was explained and verified.
- It was suggested that the meeting minutes be made into a PDF to put on the web.

Unfinished Business:

- Audits – Approved Summer McCreary & Parks for \$1900 - \$2100.
- Irrigation System for Pheasant Run Island – Tap-on submitted and project should begin in March.
- Pond Maintenance – Terri provided handout. Board had a lengthy discussion on pond treatment and association cost.
 - o Requested specifications from Pond Lady on treatments.
 - o Terri will collect more information from Pond Lady and get additional quotes from other vendors.
- Storm Stream – Relocation project moving forward. Edwin will keep board posted.
- Landscaping – Edwin will get 3 quotes for landscape project of Pheasant Run Island.
- No additional business was brought before the board.

New Business:

- EMG suggesting ARHOA implement a fine policy. The board agreed to table this proposal.
- Newsletter
 - o Landscaping; sidewalk repairs, etc.
- Daniel will check on storage facility.
- Have Michelle check on Christmas decorations storage.
- Terri will not be here for spring break.

Adjourn:

- Motion to adjourn by Patrick, seconded by Linda @ approximately 7:30pm.

Submitted by Patrick Johnston, Secretary