

Autumn Ridge Homeowners Association

Meeting Minutes
February 21, 2017

Opening

The regular meeting of the Autumn Ridge Homeowners Association was called to order at 5:58 p.m. on February 21, at Puccini's.

Present

Board Members: Christine Andres, Terri Carpenter, Eric Howard, Patrick Johnston
Management Team: Mike Adkins, Jason Adkins

Approval of Minutes

The minutes of the previous meeting were unanimously approved as distributed.

Discussion Items

1. **Board Member Absences** -There was a discussion of the rules regarding the removal of a board member due to excessive absences. It was determined that this action may be done by majority vote of the board.
2. **Financial Report** -Mike reviewed the financial reports. We over budgeted for landscaping since we didn't do much of the planned landscaping in front due to the on-going road construction. Office expenses are over budget due to sending out additional invoices for dues. Projecting excess funds around \$5,000 at the end of the fiscal year.
3. **Receivables**-The A/R report was reviewed. Eight delinquent homeowners paid after being sent a certified letter notifying them of the consequences of continued delinquency. There are 24 homeowners still delinquent as compared to 16 at this time last year. The board reviewed a letter that will go out to the 12 homeowners who have largest balances due. It was discussed that as an incentive to pay, we would consider removing the late fees assessed but the principal dues balance must be paid.
4. **Front Entrance** – Nature's Expressions is the only company that has submitted a design plan but their design came in \$20,000 over budget. They have been asked to re-work the design to come closer to budget. The concern is that we need to have another group bidding and designing the project. The other designers under consideration will charge a fee for the design which would then be applied as payment towards the cost of the project if that design is chosen.
5. **Street Signs** -There was discussion regarding the need to move forward with the new street signs immediately. We must have the signs installed prior to the annual meeting in June.

6. **Park** -Regarding the disposition of the park, the potential buyer met with city planners and for a variety of reasons the buyer was discouraged from making the purchase. However, he wants the equipment. We will get appropriate waivers of liability in place and have him remove all equipment. Once all equipment is removed we will remove the light. In the meantime, we will keep the property mowed. It was suggested that we contact code enforcement to ask if we can let the park return to its natural vegetative state or contact environmental services to find out how to revegetate that area.
7. **Sidewalks** – It was suggested we get a list of contractors who do sidewalk repair work that we can provide to homeowners at the annual meeting.
8. **Online Directory** – Need something on the website that tells people who to contact to get the password to access the directory.
9. **Todd's Road Trees** – Neighbor wants a pine tree removed that has died. Historically the HOA has removed and replaced these trees.
10. **Annual Meeting** – An alternate site for the annual meeting was selected. The meeting will be June 22nd at the Eastside branch of the Lexington Public Library.

Adjournment

Meeting was adjourned at 7:25 p.m. by [Facilitator Name]. The next general meeting will be at 6:00 p.m. on April 11, 2017.

Minutes submitted by: Christine Andres