

Autumn Ridge Homeowners Association

Meeting Minutes

April 11, 2017

Opening

The regular meeting of the Autumn Ridge Homeowners Association was called to order at 5:59 p.m. on April 11, at Puccini's.

Present

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

Approval of Minutes

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

Discussion Items

1. **Front Entrance Design Update** – Despite many attempts to make contact, Nature's Expressions never got back to us on re-working the design to lower the cost. Patrick contacted Authentic Stone Creations. They recommend a limestone look veneer in Autumn Blend and had suggestions for how to shorten the side walls to cut back on cost. They will develop a plan at no cost for the design work. Scott Pfeiffer, landscape architect, missed two deadlines to submit a design. Also contacted Renner & Sons Stone Contractors. They indicated they are too busy now to bid on the project. The board agreed to move forward working with Authentic Stone Creations to develop designs to be presented to the Design Committee.
2. **Financial & Management Report** -Mike reviewed the financial reports indicating all expenses were typical. Still projecting excess funds around \$5,500 at the end of the fiscal year. We reviewed the effectiveness of certified mail in collecting delinquent dues. Twenty-four certified letters were sent. Twelve homeowners will work with us on paying dues. We will file liens on the other twelve. Executive Landscaping will be planting flowers in the main common areas and we discussed ideas about the islands that need upgrading, with a focus on plants that don't need irrigation. It was also mentioned that Executive needs to start mowing the Todd's Road frontage.
3. **Disposition of Park**- Mr. Prather had the park marked for utilities. He intends to remove the play set, basketball goals and bench. It was suggested we contact Trautner about removal of the asphalt. We will also get estimates for removal of the play set, goals and bench in the event Mr. Prather doesn't meet deadlines for removal of these items.

4. **Street Signs** – Narrowed down to 2 designs, one with a leaf logo, and one with a tree logo on a brown background. Patrick will present the 2 options to the design committee to see if they have a preference. A final decision will be made in 2 weeks or less. It will cost \$2000 to do the install. The board expressed thanks to Linda Thacker for all her hard work and graphic design expertise in bringing this project to fruition.
5. **Sidewalk repair** – Sidewalks in front of the lake property need to be fixed. A list of sidewalks in disrepair was presented. It was discussed that a notice should be sent to the worst offenders. Teri contacted Groundhog Excavating. They indicated they would give a good deal if multiple homeowners do repairs with them.
6. **NextDoor** – It was suggested that we send out a notice on NextDoor advising of the ability to access the online directory with appropriate password. The notice would state that homeowners should email Adkins Property Management for the password.
7. **Legal** – Attorneys Nathan Billings and Chris Farris suggested that Board Members should each have a binder that includes the By-laws, Deed of Restrictions, copies of Vendor contracts, and the financials. To that effect, Mike Adkins presented each Board member with a binder that included most of these items.
8. **Andover Golf Club** – A brief update was given on the status of the bankrupt property which is set to be auctioned at the Master Commissioner Sale on April 24th. Whitaker Bank currently holds the lien. The Andover HOAs have banded together and obtained legal representation to try to form an equity corporation to purchase the golf course in order to secure its future as a green space for the area if not a viable golf club.
9. **Proposed Block Party** – A homeowner has asked the HOA for money in support of a summer block party. A similar party was held at Halloween and an Easter Egg Hunt was organized as well. It appears the homeowner does obtain the necessary permits from the city to host these gatherings. The consensus of the board was that we didn't want to make these HOA sponsored events.
10. **Yard Sale** – The neighborhood yard sale will be held Saturday, May 2nd. No postcard will go out to the neighborhood but an ad will be placed in the Herald Leader.
11. **Annual Meeting** – The annual meeting will be June 22 at the Eastside Branch of the Lexington Public Library. Suggestions for speakers included Angela Evans, our City Council representative and officer Bige Towery of the Lexington Police Department. Realtor Jennifer Schroeder was suggested as a sponsor for snacks. We still need to obtain prize sponsors.

Adjournment

Meeting was adjourned at 7:34 p.m. The next Board meeting will be at 6:00 p.m. on June 13, 2017.

Minutes submitted by: Christine Andres