

Avant Garde Homeowners Association
July 12, 2016
Board Meeting Minutes

Meeting called to order by President Sidney Lee at 6:01 p.m.

Board Members in attendance:

Linda Buckwalter, Laura Cox, Sylba Krohn, Sidney Lee, Richard Rhode, and Shelia Tolar,

Board Members not in attendance:

Betty Bayless, Patsy Cooper, and Sharon Wetzel.

Office Manager Angela Fenerty was also in attendance.

Board Member Rhode made a motion to waive the reading of the minutes and accept them as printed. Board Member Krohn seconded. Motion carried unanimously.

Treasurer Cox read the Financial Report. Board Member Krohn made a motion to accept the Financial Report as read. Board Member Rhode seconded. Motion carried unanimously.

At 6:03 p.m., Board Member Krohn made a motion that the Board enter Executive Session. Board Member Rhode seconded the motion. Motion carried unanimously.

At 6:21 p.m., Board Member Krohn made a motion that the Board exit Executive Session. Board Member Rhode seconded the motion. Motion carried unanimously.

Board Member Buckwalter made a motion to not pay the Budget Plumbing invoice until the attorney gives the okay. Board Member Bayless seconded. Motion carried unanimously.

Old Business

The audit draft was provided to the Board on July 7, 2016. There were questions as to why the Auditor's report and the CPA didn't match. Angela will ask the Auditor to explain Interest and Uncollected Assessments under Expenses. The final report will be made part of the agenda packet handed out to the Homeowners at the annual meeting.

Board Member Buckwalter made a motion to contact product vendors to offer information and services to homeowners at the Annual Meeting. Board Member Cooper seconded. Motion carried unanimously. President Lee will contact Window World and Insurance companies. Board Member Buckwalter will contact cable TV providers.

Annual Meeting packets were mailed to the homeowners not living on the property and posted on unit doors of those homeowners living on the property. Thirty-three ballots and proxies have

been returned to the office for the auditors. Ninety-three more ballots will constitute a quorum. Arrangements have been made with the City of Kenner for tents at the meeting. Jefferson Parish Councilman Ben Zahn will be the guest speaker. Light refreshments of fruit, cheese, finger sandwiches, and water will be served. There will be chairs, wireless mics, and a PA system. There will also be door prizes.

The concrete work in the parking lot between buildings 22 and 24 has been postponed because of the weather. The work will be rescheduled when possible, and homeowners will be notified.

FHA renewal documents have been mailed.

New Business

At 7:00 p.m. Board Member Krohn made a motion to go into executive session. Board Member Rhode seconded. Motion carried unanimously.

At 7:32 p.m. Board Member Rhode made a motion to exit executive session. Board Member Buckwalter seconded. Motion carried unanimously.

President Lee made a motion to send a letter to a homeowner to move a bench from the common area restricting access to another unit. Secretary Tolar seconded the motion. Motion carries unanimously.

Board Member Krohn made a motion to get a free estimate for subsidence on buildings where homeowners have made complaints about sinking. Board Member Rhode seconded. Motion carried unanimously.

Board Member Buckwalter made a motion to send a letter to a homeowner to move a stationary vehicle and bring the vehicle in legal compliance. Secretary Tolar seconded. Motion carried unanimously.

Board Member Buckwalter made a motion to leave a healthy tree in place instead of removing it. Board Member Rhode seconded. Motion carried unanimously.

Board Member Rhode made a motion to pay the electrician bill from an emergency call and assess the homeowner for reimbursement. Board Member Buckwalter seconded. Motion carried unanimously.

Board Member Buckwalter made a motion to send a letter to a homeowner stating that the Association has no records of previous repairs made to the unit and that the homeowner has until August 15 to get a description of the work to be performed, permits for the work, and other documents from the contractor and submit them to the Board. Treasurer Cox seconded. Motion carried unanimously.

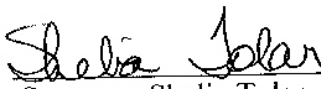
Secretary Tolar made a motion to rent a dumpster and hire labor to clean out a unit damaged by water. Board Member Rhode seconded. Motion carried unanimously.

The Board discussed the adjusting of the calendar of board service terms. Final preparations for the Annual Homeowner's Meeting were discussed.

At 8:04 p.m. Secretary Tolar made a motion to adjourn the meeting. Board Member Bayless seconded. Motion carried unanimously.



Sidney Lee, President



Secretary Shelia Tolar