

Almond Glen HOA Board Meeting
Date: June 12th, 2017 (2nd Quarter 2017)
Time: 6:00pm-8:00pm

BOARD MEMBERS	PRESENT
Robert Smith	YES
Virginia Pough	YES
Syd McIntyre	NO (Excused)
Chanda Swartz	NO (Excused)
Paul Schellberg	YES

Guests present – Dacy Cavicchia (AMG), Elaine Burgin (AMG)

Presidents Report to Board – Rob Smith

1. Recommend board make policy changes in an effort to gauge interest from community.
 - Meetings placed on a set schedule and broadcast to the community
 - January, March, May, July (Annual), September, November (Budget)
 - Meetings held in a public location such as the Belle Johnson Center
 - Signs posted up at entrances to broadcast the planned meetings
 - Meetings held on a specific date (second Monday of the set months or similar.
 - ARC requests, HOA business, Emails, etc. will only be held during meetings. Items not on the agenda will not be considered by the board.
2. Move primary issuing of replacement pool fobs to AMG
 - RFP will take over the programming as a part of their “full service”.
 - Pool committee and board can still have access to the system
 - Members would need to go to AMG to pickup fobs during regular business hours.
3. Board email (almondglenhoa@gmail.com) is still active but has been set to autoreply.
 - Primary communication will be directed to AMG to help avoid communication issues.
 - Board still has access to the email and AMG still forwards important information to the board.
4. Social Media
 - Board messages will not be officially sent through social media.
 - Board members and membership can share links as they would any other interesting info.

- Efforts to move more members to the Almondglenhoa.com website for information and direct contact with HOA board.
 - Rob Smith is no longer a member or admin on “Almond Glen Friends” or “Nextdoor”. Minimizing confusion as to what pages are “HOA board controlled” and what is public domain. HOA webpage is now the only board controlled source of info.
5. Recommend bringing back coupons and/or moving to some system of invoices.
 6. Recommend doing away with “email blasts” from management company.
 - All communication from the board to be moved to US Mail and signs posted throughout the community.
 - Mailings and signs could direct members to the almondglenhoa.com website for more info.
 - Avoid communication issues due to people skipping the emails sent out.
 7. Social Budget – Disregard the social budget from future budgets.
 - This line item can instead cover the cost of renting meeting halls for a minimum of (6) six board meetings per year. Additional meetings can be called by any board member with notice to the board.
 - Some of this budget could be moved to cover costs of the pool.
 - No current “social committee” so this money has been managed by the President
 - Money was used in part to cover costs of Pool Umbrellas, pool stand, equipment, etc. Pool is our largest “social” item.
 - Some costs from the pool can be covered by late fee’s as the budget is finalized in November of 2017.
- Townhome work still planned for fall. 2017-2018 board should work to meet with the townhome members who showed interest. 3 members identified themselves as willing to help with planning. Recommend any board member re-elected bring this to the attention of the new board after July, 2017 elections. If members are not re-elected, efforts should be made to meet with and speak to new board about townhome maintenance.
 - Pool committee is still being covered by Jeannine Bell. Recommend a search for a new pool committee chairman be conducted by incoming board. Mrs. Bell has been kind enough to assist while a search is conducted.
 - Landscaping still being covered by Brigida Desserre. Mrs. Desserre has placed her home on the market and gave notice to the board she will continue to assist with landscaping until she sells her home.

Treasurers Report – Dacy (AMG)

- \$20,000 moved to reserves as directed by the Treasurer (Syd).

- Current reserves at just over \$253,755
- Operating account as of May 31st - \$157,544
- Total income variance \$1900
- Admin expenses are ahead of budget
- Social still shows about \$2800 remaining (this will be used to cover pool expenses)
- Landscape – Off by about \$230 on contract
- \$1500 still available for sprinkler repairs.
- Contract for pool is about \$400 over.
- Ahead of pool supplies costs by about \$8000
- Electricity is over budget by \$3700 (Syd is examining the electric bills)
- Delinquencies are at about \$8450.
 - o 4 in foreclosure with attorney
 - o 2 in payment plan
 - o Most owe less than \$200.
- Budget predicted \$5000 income for the month. Collections totaled \$19,000

Social Committee Update – Rob Smith

- Recommend board not sponsor fireworks as originally planned.
- Paul Schellberg will be out of town and not doing his yearly event.
- Pool umbrellas replaced at a cost of \$2400. Higher quality products purchased.
- Rack for the umbrellas purchased.
- Increased cost for internet (\$15 per month) to add a static IP so cameras and key fobs and cameras can be accessed.

Landscaping Report - Rob

- Brigida still committee chairman. Nothing major to report.

Townhome Report – Rob Smith

- Nothing major to report.

Pool Report – Rob Smith

- Pool fobs still being issued. All fobs programmed that were requested.
- System was unavailable for additional fobs due to Comporium IP address changes. Static IP work order is in to Comporium.
- Fob sales resulted in \$280 earning for the pool committee.
 - o Fobs were offered at the beginning of the season for a discounted rate of \$15.

Meeting adjourned at 8:30pm

Motions –

- 1) Motion by Rob Smith to begin mailing statements to members quarterly for single family homes and monthly for townhomes.
 - a) MOTION FAILED
 - b) A letter will be sent to members reminding them of the website where they can access their account info.
 - i) Rob will update the website with an article outlining how to use the website and directing them to AMG for forgotten account numbers and passwords.