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| AMCA Board Meeting Minutes |
| Minutes | 01/14/14 | 7:30-9:00PM | AMA Front entrance |
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| Attendees | Chris Appie, Bob Ayers, Chris Beckering, Dale Bowman, Judy Eaton, Kraig Schmottlach, Jim Sprich and Jeff Yost |
| absent |  |
| Agenda Topics |
|  | Treasury report  |  |
| Discussion | 1. (1) Homeowner did not pay in 2013 and the board is moving forward placing a lien on the property after repeated requests and multiple opportunities to make payment plan.
2. Significant discussion was had regarding the 2013 budget performance and proper way to show the Expense Account (checking), Road Fund Reserve, Front Entrance Reserve and Savings. Current P&L does not show an accurate picture of our financial situation because it includes Road Reserve Income offsetting expense accounts. The result of the discussion is to remove “Road Repair” and Road Fund dues from the normal P&L. P&L will represent operating income and expenses only. Any expenses or income for the Road Repair Fund will be managed as an entirely separate entity. K. Schmottlach and J. Yost to put together Balance Sheet for all accounts, P&L, Bridge between plan and actual and 2014 budget to present at 2014 Annual Meeting.
3. M&B Road fees have been received by all associations
4. Letter notifying homeowners of 2014 dues with details on cost increase drivers was sent in December.
5. Confirmed Dues will be due on 3/1/14. Ensure that we’re adding the note about proactively contacting a board member to create a payment plan if homeowners have extenuating circumstances and cannot pay full amount on time.
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| Action items | Person responsible | Deadline |
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|  | front entrance commission |  |
| Discussion | 1. C. Beckering to provide update on the Front Entrance plan to be completed in Spring 2014 at annual meeting
2. AMN has not officially agreed to pay the $300/hh towards the Front Entrance, but based on their signature on the Front Entrance Agreement this is an non-issue.
3. J. Yost to contact Pat Childers to pick up renderings and stone samples for annual meeting
4. Majority of presentation at annual meeting will be regarding the timeline and activities to be completed.
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| Action items | Person responsible | Deadline |
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|  | Road Repair commission |  |
| Discussion | 1. Road Commission Agreement has been reviewed by all board presidents but is not signed as of yet. TCCA & TCOG have indicated willingness to sign so we’re waiting on AMN.
2. M&B will be present at annual meeting to discuss process and recommended action.
3. 3 replacement cash flow cycle to be reviewed at annual meeting with several critical assumptions being documented. Group agreed that a good assumption is to plan for $7,500 maintenance/yr regardless of replacement timing
4. D. Bowman to send revised proposals to J. Yost for the presentation.
5. Cash Flow plans will try to maintain ~$360/hh/yr for initial replacement cycle as an assumption
6. Reconfirmed that AMCA participation in the Road Repair is moving forward but is dependent upon signed agreement and equal contribution of all homeowners out of the 228 homes.
7. Implementation years were not agreed on after Area 1 in 2014. Aggressive plan is to have Area 2 in 2015, 3 in 2016, 4 in 2017 and 5 in 2018. Risky plan is to put 1 year in between each area resulting in Area 5 completion in 2022.
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| Action items | Person responsible | Deadline |
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|  | 2014 Annual amca homeowner meeting |  |
| Discussion | 1. Ada park office is confirmed for 1/21 @ 7:30PM for the annual meeting
2. Board Member Election
	1. Currently need to replace 3 members
		1. Judy Eaton, Dale Bowman and Kraig Schmottlach
3. Agenda
	1. Quorum Confirmation
	2. 2013 Key Success Highlights – Front Pond, Tree Replacement, Front Maintenance Agreement & Road Repair/Replacement Plan, 12th Amendment to comply with Federal Regs., and M&B completion
	3. Road Commission Update – M&B along with Dale Bowman, Chris Beckering & Jeff Yost
	4. Front Entrance Presentation/Update – TCCA (10 min)
	5. 2013 Financial performance
	6. 2014 Budget & Dues Review
	7. Board Member Election
4. Presentation needs to be created for meeting prior to January board meeting
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| Action items | Person responsible | Deadline |
| Create PPT presentation for annual meeting | J. Yost | 1/19/14 |

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|  | Open discussion topics |  |
| Discussion | 1. 3rd Party Management Team discussion – Pros & Cons
	1. Homeowners are requiring and deserve increased and constant communication. The size and complexity of the neighborhood with the 5 associations is too much for a group of volunteers that have no consistency year after year. We’re exploring the approx. costs, benefits.
	2. Proposals have been received from 3 management companies for discussion
	3. Concern was raised against a property management based on potential for it to ruin progress made with other associations and the benefit that they provide vs. the cost.
	4. A potential benefit is the collaboration with other neighborhoods for reduced costs of services.
	5. A property management company ensures continuity and consistency we have not seen.
	6. Initial vote from the board members was 6 for and 2 against moving to a property management co.
	7. Decision has been made to determine if this is brought up at the annual meeting based on if there are any volunteers for the open positions or not. This is not a vote, but just a discussion.
2. Snow & Salt
	1. Concern has been raised by homeowners via Facebook regarding the condition of the roads.
	2. Adding an agenda item about the benefits of increasing plowing & salting frequency for all roads for the ~$50-$60/hh.
	3. Voting at annual meeting to get the “pulse of the neighborhood” to see if this is a direction they would like to go.
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