

# AMCA Board Meeting Minutes

## MINUTES

12/16/13

8:00-9:15PM

AMA FRONT ENTRANCE

<b>ATTENDEES</b>	Chris Appie, Bob Ayers, Chris Beckering, Judy Eaton, Kraig Schmotlach, Jim Sprich and Jeff Yost
<b>ABSENT</b>	Dale Bowman

## Agenda Topics

### TREASURY REPORT

<b>DISCUSSION</b>	<ol style="list-style-type: none"> <li>(1) Homeowner outstanding with no payment received by 12/15 agreed date. Board is moving forward placing a lien on the property after repeated requests and multiple opportunities to make payment plan.</li> <li>Dale Bowman followed up with board presidents regarding M&amp;B fees and attorney fees and payments are expected prior to year end.</li> <li>K. Schmotlach, J. Yost and B. Ayers met and developed 2014 budget in preparation for 2014 annual meeting.</li> <li>2014 proposed dues reviewed again after significant discussion about hardship that \$956 would put on homeowner. Concern about 2015 and beyond budget heard and agreed upon, however the 2014 budget was voted on and approved by the board in November meeting. All present board members agreed that this was the case and that AMCA will move forward with the approved dues for 2014.               <ol style="list-style-type: none"> <li>\$956 = \$240 Op. expenses + \$200 Front Entrance + \$156 Trash/Recycling + \$360 Road Repair</li> </ol> </li> <li>J. Yost to prepare letter notifying homeowners of 2014 dues with brief details on cost increase drivers.</li> <li>Need to review bylaws for specific reference for annual budget planning process</li> </ol>	
<b>ACTION ITEMS</b>	<b>PERSON RESPONSIBLE</b>	<b>DEADLINE</b>
Create letter to Homeowner's for 2014 dues notification with details	J. Yost	1/14/14 Meeting
Review bylaws for annual budget planning process notes	J. Sprich	1/14/14 meeting

### FRONT ENTRANCE COMMISSION

<b>DISCUSSION</b>	<ol style="list-style-type: none"> <li>Front Entrance to be completed in Spring 2014</li> <li>K. Schmotlach, B. Ayers and J. Yost confirmed that \$100/household can be saved from 2013 income to be applied to the 2014 Front Entrance upgrade. This allows AMCA to only have a \$200/house budget item for 2014 dues.</li> <li>2014 Budget updated to have a separate line item for Front Entrance Repair fund.</li> <li>Pat Ayers led committee is meeting Tuesday 1/7 to determine areas that can be removed from approved plan to reduce costs to the \$300/hh = \$68,400 total budget.</li> </ol>	
<b>ACTION ITEMS</b>	<b>PERSON RESPONSIBLE</b>	<b>DEADLINE</b>
Attend committee meeting on 1/7	B. Ayers and J. Yost	1/7/14

### ROAD REPAIR COMMISSION

<b>DISCUSSION</b>	<ol style="list-style-type: none"> <li>Road Commission Agreement has been reviewed by all board presidents but is not signed and approved.</li> <li>Need update from D. Bowman on status of agreement and collections by all associations for 2014 repair.</li> <li>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.</li> <li>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.</li> </ol>	
<b>ACTION ITEMS</b>	<b>PERSON RESPONSIBLE</b>	<b>DEADLINE</b>
Update board on status of Road Commission Agreement		

2014 ANNUAL AMCA HOMEOWNER MEETING

<b>DISCUSSION</b>	<ol style="list-style-type: none"> <li>1. Ada park office is confirmed for 1/21 @ 7:30PM for the annual meeting</li> <li>2. Board Member Election             <ol style="list-style-type: none"> <li>a. Currently need to replace 3 members                 <ol style="list-style-type: none"> <li>i. Judy Eaton, Dale Bowman and Kraig Schmottlach</li> <li>ii. Jim Sprich has confirmed he will be back – thank you!</li> </ol> </li> </ol> </li> <li>3. Agenda             <ol style="list-style-type: none"> <li>a. Board Member Election</li> <li>b. 2013 Key Success Highlights – Front Pond, Tree Replacement, Front Maintenance Agreement &amp; Road Repair/Replacement Plan</li> <li>c. Front Entrance Presentation/Update – TCCA (10 min)</li> <li>d. Road Commission Update – M&amp;B along with Dale Bowman, Chris Beckering &amp; Jeff Yost</li> <li>e. 12<sup>th</sup> Amendment to comply with Federal Regs.</li> <li>f. Homeowner Responsibilities Reminders</li> <li>g. 2014 Budget &amp; Dues Review</li> </ol> </li> <li>4. Presentation needs to be created for meeting prior to January board meeting</li> </ol>
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ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Create PPT presentation for annual meeting	J. Yost	1/14/14

OPEN DISCUSSION TOPICS

<b>DISCUSSION</b>	<ol style="list-style-type: none"> <li>1. J. Yost reviewed accesskent.com for home sales in 2013 and updated the address list. K. Schmottlach cross referenced this update with lender inquires and confirmed list is accurate</li> <li>2. Need to update website for removing Erin Fester and adding Chris Appie.</li> </ol>
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ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE