

AMCA Board Meeting Minutes

MINUTES

11/12/13

7:30-9:15PM

AMA FRONT ENTRANCE

ATTENDEES	Chris Appie, Bob Ayers, Chris Beckering, Dale Bowman, Judy Eaton, Kraig Schmottlach, and Jeff Yost
ABSENT	Jim Sprich

Agenda Topics

TREASURY REPORT

DISCUSSION	<ol style="list-style-type: none"> (1) Homeowner outstanding with expected payment due date of 12/15. Lien on property will be placed if no payment is received on 12/15. AMCA has pre-paid legal expenses for the Front End Maintenance Agreement and the Moore & Bruggink Road Replacement plan with no portions paid by other associations. Dale Bowman to follow up with board presidents. 2013 Budget reviewed and expenses are in line with plan. Planning process for 2014 budget is commencing. <ol style="list-style-type: none"> K. Schmottlach, J. Yost and B. Ayers to meet to review planned expenses and develop 2014 budget Re-instating practice starting January 1st 2014 of collecting ¼ of annual dues on any sale/purchase of an AMCA home. This will directly increase funds in an attempt to mitigate annual dues increases to current homeowners. <ol style="list-style-type: none"> Need to develop a standard response to Lender's for loan request information that includes this transaction fee. 2014 proposed dues reviewed, voted and approved by the board <ol style="list-style-type: none"> \$956 = \$240 Op. expenses + \$200 Front Entrance + \$156 Trash/Recycling + \$360 Road Repair There is still discussion on subsequent Road Repair collections based on the implementation years discussed in the Road Repair section
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ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Develop a standard response to Lender's for loan request information that includes the ¼ annual dues transaction fee.	K. Schmottlach	
Review planned expenses and develop 2014 budget	K. Schmottlach, J. Yost and B. Ayers	12/12/13

FRONT ENTRANCE COMMISSION

DISCUSSION	<ol style="list-style-type: none"> Front Entrance to be completed in Spring 2014 Final quotes on project have not been received by TCCA. AMCA will not spend any \$/household greater than any other association. No quotes came in at approved budget so Front Entrance Committee is meeting with contractors to determine where costs can be cut to arrive at the approved amount. Current quote estimates require ~\$300/house as a one-time budgeted expense item for 2014. AMCA accrued \$100/house (\$15,100) in 2013 so planned expense for 2014 budget = \$200/house Creating a separate line item in the budget for Front Entrance Repair on 2014 budget. Transferring \$15,100 to that account from 2013 accrued expenses and \$200/house to be saved in this account in 2014 for a total of \$45,300 in 2014.
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ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Create a separate line item in the budget for Front Entrance Repair on 2014 budget	K. Schmottlach	12/12/13

ROAD REPAIR COMMISSION

DISCUSSION	<ol style="list-style-type: none"> 1st draft of the Road Commission Agreement has been completed and reviewed. Agreement drafted by TCCA (George) and to be reviewed by each of the association presidents. Plan is to minimize costs with the attorney's, however each group has acknowledged the need for an "iron clad" agreement so that no association can back out of contributing to the neighborhood fund. Again, it was communicated to all associations that AMCA will not spend any \$/household greater than any other association on Road Repair Both items #1 and #2 above are non-negotiable for the AMCA participation in the Road Repair Commission
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	4. 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

2014 ANNUAL AMCA HOMEOWNER MEETING

DISCUSSION	<ol style="list-style-type: none"> 1. Scheduled for 1/21 @ 7:30PM. J. Yost to confirm date/time with Ada Park Association 2. Board Member Election <ol style="list-style-type: none"> a. Currently need to replace 3 members (possibly 4 – need to confirm with Jim) <ol style="list-style-type: none"> i. Judy Eaton, Dale Bowman and Kraig Schmottlach 3. Agenda <ol style="list-style-type: none"> a. Board Member Election b. 2013 Key Success Highlights – Front Pond, Tree Replacement, Front Maintenance Agreement & Road Repair/Replacement Plan c. Front Entrance Presentation/Update – TCCA (10 min) d. Road Commission Update – possibility of having Moore & Bruggink present? e. 12th Amendment to comply with Federal Regs. f. Homeowner Responsibilities Reminders g. 2014 Budget & Dues Review
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ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Contact M&B about being present on 1/21/14	C. Beckering	

OPEN DISCUSSION TOPICS

DISCUSSION	<ol style="list-style-type: none"> 1. Need to collect Names of homeowners at current address from all the 2013 Sales <ol style="list-style-type: none"> a. J. Yost to review online records (accesskent.com)
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ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE