

AMA Board Meeting Minutes

MINUTES

2/12/13

7:30-8:30PM

AMA FRONT ENTRANCE

ATTENDEES	Bob Ayers, Chris Beckering, Dale Bowman, Brian Busch, Erin Fester, Kraig Schmottlach, Jim Sprich and Jeff Yost
ABSENT	Judy Eaton

Agenda Topics

NEW BOARD MEMBER WELCOME AND ELECTIONS

DISCUSSION	<ol style="list-style-type: none"> 1. Thank you to Brian Busch for 2 years of service! 2. Welcome to Chris Beckering and thank you for volunteering 3. Elections <ol style="list-style-type: none"> a. President – Dale Bowman b. Treasurer – Kraig Schmottlach c. Secretary – Jeff Yost
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ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE

AMCA ANNUAL MEETING REVIEW

DISCUSSION	<ol style="list-style-type: none"> 1. Annual Meeting minutes to be posted on website that includes discussion and voting items with results. <ol style="list-style-type: none"> a. Annual meeting minutes will not include financial information as this is sensitive to the neighborhood and would be available to anyone. A note will be made to contact a board member for review of finances. 2. Annual Dues postcards to be sent out by end of February with 4/1/13 due date 3. Chris Beckering to begin process of soliciting quotes to develop Road Replacement plan for entire neighborhood that includes timeline, expenses and details of replacement. 4. Overall consensus was that there was excellent discussion and participation by the Home Owners.
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ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Update website with Annual Meeting minutes	J. Yost	
Send annual dues postcards	J. Yost	
Solicit bids for Road Replacement	C. Beckering	

FRONT ENTRANCE COMMISSION

DISCUSSION	<ol style="list-style-type: none"> 1. Significant discussion about the potential “Do Not Exceed” special assessment that was approved by the owners at the Annual Meeting to improve the Front Entrance and how to present that to the TCCA team. <ol style="list-style-type: none"> a. Board agrees that any funding that AMCA contributes needs to be proportionate compared to the contributions of the other associations. b. Board agrees that action needs to take place to enhance the appearance of the Front Entrance as soon as possible and at the latest by the end of July. c. 1st order of business is to find out when TCCA is holding the meeting of the cross-association committee and ensure that Jennifer Bowman is a member of that team. We are looking for a commitment by the committee on a date to have the project completed by and project status. 2. Maintenance Agreement remains unsigned and 1st draft of updated agreement by Miller Johnson (Eric Starck) was reviewed. <ol style="list-style-type: none"> a. Significant discussion on “Cap” amount and the association’s right to approve an expense before it is incurred.
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	<p>No agreement was made on one or a combination of the following options –</p> <ul style="list-style-type: none"> i. A set dollar amount that requires approval if expenses are going to exceed. ii. An annual review of TCCA budget by AMCA regarding Front Entrance expenses only that is reviewed/approved for the next calendar years expenses. Any expense that exceeds the lesser of a 10% increase or \$2K requires approval of all associations. <p>b. In order to ensure that proper ongoing maintenance is being planned and that any future large expenses are planned prior to significant distress as seen in the Front Entrance, request TCCA to present a 3 to 5 year capital plan regarding the front entrance expenses.</p> <p>3. Next Front Entrance Commission meeting is planned for 3/12/13</p>
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ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Continue discussion on Maintenance Agreement and determine necessary verbiage so document can be signed	D. Bowman	

SNOW / LANDSCAPING AGREEMENT

DISCUSSION	<ol style="list-style-type: none"> 1. Thank you to Erin Fester for continuing to be on top of plowing/salting! 2. Erin discussed authorization to spend money required to salt roads (~\$1,500/application) and this was approved by the board with thanks for volunteering to contact Sneller's when needed. 3. Side-by-side comparison of Sneller's cost vs. Twin Lakes Nursery was presented by Bob Ayers and Kraig Schmottlach. <ul style="list-style-type: none"> a. Significant discussion was had regarding costs (Sneller's appears to be ~\$2,600 more annually) compared to service and Villas desire to retain Sneller's service. b. Motion was proposed to vote after discussion and seconded. c. Vote was to go with Sneller's <ul style="list-style-type: none"> i. Post meeting email's were sent requesting a subsequent vote based on updated information and a desire to review with the board ii. Sneller's had been notified of vote, however we will discuss at March meeting
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ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE

COMMON AREA TREE REPLACEMENT

DISCUSSION	<ol style="list-style-type: none"> 1. Two cul-de-sacs have spruce trees that need replacement in calendar year 2013. Bob Ayers is taking the lead role for the tree replacement/maintenance and has a do not exceed budget of \$6,500.
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ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE