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| AMA Board Meeting Minutes |
| Minutes | 1/08/13 | 7:30-8:30PM | AMA Front entrance |
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| Attendees | Bob Ayers, Brian Bush, Judy Eaton, Erin Fester, Kraig Schmottlach, Jim Sprich and Jeff Yost |
| absent | Dale Bowman |
| Agenda Topics |
|  | TREASURy report |  |
| Discussion | 1. Confirmation of planned 2013 Annual Dues: $240 Dues + $240 Roads + $156 Trash = $636/household. This follows Road Commission plan approved at 2011 Annual Meeting
2. B. Bush to create 2012 Budget performance presentation & 2013 Budget presentation and send to J. Yost for Annual Meeting.
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| Action items | Person responsible | Deadline |
| Search for budget presentation from 2011 to send to B. Bush. If not, Brian to ask Gregg | J. Sprich & J. Yost |  |
|  | Amca annual meeting planning |  |
| Discussion | 1. Agenda
	1. Ensure quorum is achieved
		1. J. Yost to send postcards by 1/11 and Board Members are going to get proxy votes
	2. Vote on new members for 2013
		1. 2 open positions including Treasurer
	3. Treasury Report for 2012 performance - B. Bush
	4. 2013 Budget including increased dues for Road Commission support based on 2011 approval (includes budget items for Tree Replacement plan) – B. Bush
	5. Super Association plan
		1. Discuss 5 associations and shared common element responsibility that started with Road Commision and is proposed to include all common elements.
		2. AMCA, AMN and Villas support the idea of a super association responsible for all common areas, and not just a road commission, to promote the Ada Moorings brand as a single neighborhood.
		3. Front Entrance is not shared for responsibility, just expense. Defining maintenance agreement that protects our homeowners
	6. Front Entrance Update by TCCC (if not, by J. Yost)
		1. Open with summary about our proactive attempt to fix the entrance without further special assessments and TCCC having final decision on action
	7. Road Commission – D. Bowman
	8. Pond Fountain Update – J. Sprich
	9. Communication Update – J. Yost
	10. Bylaws Reminders – “How to be a good neighbor” – E. Fester
	11. Open Items for discussion/questions
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| Action items | Person responsible | Deadline |
| Request updates for presentation from responsible parties | J. Yost |  |
| Send tree replacement quotes to B. Bush | B. Ayers |  |
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|  | Website |  |
| Discussion | 1. Need to add the following to the website –
	1. Pictures of the Tot Lot, Clubhuse, Nature Trail, Ponds (On hold until spring for better pictures)
	2. Information on school bus stops in the neighborhood and rules for dropping children off
	3. Association Dues - How much, when is it due, what its used for (snow plowing, trash service, landscape maintenance, road repairs, capital items), and what if it’s not paid on time
	4. How to become a member of the HOA board and the dates/times of the upcoming meetings.
	5. How to reserve the clubhouse
	6. EverKept trash/recycle pickup calendar
	7. Association Rule Reminders (top five):
		1. Parking in street at night
		2. Trash can storage and date of trash pick up
		3. RV or boat storage in driveway
		4. Grass Cutting
		5. School bus courtesy
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| Action items | Person responsible | Deadline |
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|  | OPEN ISSUES |  |
| Discussion | 1. D. Bowman to reconnect with AMN members about sharing cost legal counsel to draft agreement including the changes requested below:
	1. Remove verbiage requiring other associations to pay a portion of “all costs of maintaining the entryway property and easement property” as this is extremely broad and not acceptable
	2. Define what costs are included in regular, ongoing “Maintenance” compared to “Capital Investments for Improvement” and what the “Common Elements” are. If TCC does not agree to this, AMCA, AMD & Villas agreed to look into legal action. If no “super association” then we need to define who owns which specific common elements.
	3. Set a Do Not Exceed cap for expenditures (either singular expense or any expense above a cumulative total annual amount) that would require the approval of the 5 boards in the Ada Moorings neighborhood prior to incurring any expense. This amount is still to be determined.
	4. Set a renewal period for the agreement that requires each association to review all the specified details and re-approve or adjust agreement.
2. Ice on Roads
	1. Erin Fester to take responsibility for calling Sneller’s to salt intersections and/or roads based on best judgment. B. Bush to send Sneller’s contact information to Erin.
3. Based on bylaws, J. Yost to draft a process flow for responding to bylaw infractions to ensure a consistent response
4. Specific item discussed is Section VII: xii (Page 26) – Antennae. Bylaws state that board can establish Rules & Regulations permitting, without the approval of the association, the installation of satellite dishes 18 inches or less in an inconspicuous location. J. Yost to review size of DirectTV and DISH network dish. If it falls outside these boundaries, a proposed amendment will be completed. Board members are not going to enforce this bylaw on all current homeowners with DirectTV or Dish and will grandfather all homes in.
5. Front Entrance Pond Pump
	1. Jim finalizing quotes on pump replacement and electrician costs. Expect less than $2,500.
	2. Plan is to complete in early April or earlier depending on weather and install ourselves
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| Action items | Person responsible | Deadline |
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