|  |
| --- |
| AMA Board Meeting Minutes |
| Minutes | 11/11/12 | 7:00-8:00PM | AMA Front entrance |
|  |
| Attendees | Dale Bowman, Brian Bush, Judy Eaton, Erin Fester, Kraig Schmottlach, Jim Sprich and Jeff Yost |
| absent |  |
| Agenda topics |
|  | Front entrance agreement |  |
| Discussion | 1. AMCA Signature retracted from agreement and TCCC did not file document after acknowledging that our signature was retracted.
2. Notary was not present at the time of the signatures so agreement would not have held weight in a legal discussion
3. AMCA never stated that we would not continue to support the agreement for maintenance of the front entrance, however verbiage needed to be added defining, maintenance vs. capital investment for improvements.
4. Concern was discussed that if the wall continues to deteriorate without any action by TCCC that we cannot be locked into any “ongoing” maintenance agreement without re-discussing the terms of the agreement.
5. Next Steps:
	1. Send email to neighborhood association presidents detailing why we requested for our signature to be retracted from the agreement and the additions that would be required for AMCA to enter into the agreement. Those details are –
		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. 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.
		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. Based on the response to the email, determine if a separate meeting of the presidents is required. If not, and if all presidents agree AMCA will send agreement to have verbiage added by a legal entity and have document signed in the presence of a notary. Request that all associations assist in the cost of having the document legally drafted.
	3. Dale Bowman to follow up previously emailed request for further information as to the status of TCCC’s progress on improving the front entrance. Included in this follow up is the notification that AMCA homeowners have requested that TCCC presents their plan for the Front Entrance at our annual meeting on 1/29/13.
	4. Determine what the Do Not Exceed cap amount is for expenditures. Brian Bush to review previous annual expenses to propose an amount AMCA should feel comfortable with.
	5. Review Master Deed and investigate if there is any requirement about maintaining the wall and keeping it as an integral part of our neighborhood.
6. Investigate opportunity to develop a “Super Association” to manage the common elements
	1. Potential to go door to door to gain support to develop a Super Association comprised of members/presidents of each of the individual boards that would oversee all aspects of the common areas.
 |
| Conclusions |  |
| Action items | Person responsible | Deadline |
| See next steps listed above |  |  |
|  |
|  | Annual meeting 2013 |  |
| Discussion | 1. AMCA annual meeting set for Tuesday 1/29/13 @ 7:30PM at the Ada Park conference room
2. Need to contact Ada Park to reserve meeting space for 1/29.
3. Jeff Yost to send out a “Save the Date” to the homeowners, post message on Facebook group and on website when it is up.
4. Mailing will go out again in January reminding homeowners of new dues for 2013 and meeting date. Include in mailing request for volunteers to participate on the board for 2013.
5. Investigate bylaws to determine if they state a minimum number of times the board meets annually. Determine if opportunity exists to reduce meeting dates from monthly.
6. Invite TCCC president/representative to discuss Front Entrance plans for repair.
7. J. Yost to send 2011 presentation to B. Bush.
8. AGENDA
	1. Ensure quorum is achieved
	2. Vote on new members for 2013
	3. Treasury Report for 2012 performance
	4. Budget proposal for 2013 including increased dues for Road Commission support
	5. Front Entrance Update by TCCC
	6. Open Items for discussion/questions
 |
| Conclusions |  |
| Action items | Person responsible | Deadline |
|  |  |  |
|  |  |  |
|  | Website |  |
| Discussion | 1. Website will be adamooringscondoassociation.org
2. Website will be up and running by 11/18 for review by the board.
3. Will include meeting minutes, copy of master deed and other pertinent documents for neighborhood.
 |
| Conclusions |  |
| Action items | Person responsible | Deadline |
|  |  |  |
|  |
|  | OPEN ISSUES |  |
| Discussion | 1. Homeowner Michael Minton brought several concerns to the board. Included in this was the boards active upholding of the bylaws. Need to review bylaws for penalties that can be implemented for failing to comply to bylaws. Our stance has been consistent – if a concern is brought to the attention of the board by a homeowner or we notice a non-compliance with the bylaws our board will address it with the specific homeowner by discussing the concern. We are not “policing” the neighborhood for compliance with the bylaws. If the non-compliance continues the board will formally put the request in writing and will follow on potentially putting a lien on the property.
2. Front Entrance Pond Pump
	1. Jim has obtained the quote for replacement on the pump. He is going to send out that quote to the board and obtain 2 more competitive quotes from PLM and Aquatic Doctor.
	2. Once competitive quotes are obtained we will proceed with the replacement as soon as possible.
 |
| Conclusions |  |
|  |