

**GEORGETOWN COMMUNITY SERVICES ASSOCIATION, INC.
BOARD OF DIRECTORS**

**MINUTES OF SPECIAL MEETING OF AUDUBON PARK MEMBERS
January 11, 2011**

1. **CALL TO ORDER.** The President called the meeting to order at 7:00. He asked the Secretary/Treasurer to call roll, which he did with the following results:

Richard Lindsey	President	Present
Warren Smith	VP	Present
William Campolongo	Sec/Treasurer	Present
Robert Smith	Member	Present
Jim Shea	Member	Absent
Robin Byers	Member	Absent
Kenneth Corder	Member	Present
Butch Braddy	Member	Present
Renee Rabbitt	Member	Present

2. **DETERMINATION OF QUORUM.** Given that the proposed meeting of December 14, 2010 was postponed due to a lack of a quorum, the quorum requirement for this meeting is reduced by 50% in accordance with the covenants. The new quorum requirement equates to 3 members, and there are 3 members in attendance.

3. **NEW BUSINESS**

a. **Proposed Assessment Increase.** At the request of the President, Mr. Odom provided the following background information: At the General Meeting held on November 9, 2010, the Board of Directors voted to raise the Audubon Park Assessment by 5% and allow that increase to be replaced at a future point by a 39.7% increase (required by the Reserve Study) if/when approved by the Audubon Park members. The 2010 Reserve Study requires a 2011 reserve contribution of \$7400. This would require raising the monthly maintenance assessment by \$52.09 to a new total of \$183.24 (39.7%). The 2011 proposed increase of 39.7% would replace the 5% increase and make the rate \$183.24. Mr. Odom provided the following estimated costs of repairs projected over the next 10 years by the Reserve Study.

Perimeter Fencing (2012)	\$ 7,900
Parking lot resurface (2014)	\$10,073
Concrete entrance apron (2014)	\$ 5,046
Concrete repair (2014)	\$ 8,463
Engineering consultant (2014)	\$ 1,500
Lot cleaning & re-striping (2019)	\$ 967
Siding replacement (2019)	\$19,400
Gutters & downspouts (2019)	\$ 2,349

He added that, in response to requests from AP members in December, he was getting an estimate for the construction of some sort of barrier along the front of their units that would keep kids and others from trespassing and using their front walk as a short cut to/from King's Grant.

At the end of the introductory briefing, Mr. Maltenfort stated that he was not in favor of the proposed increase and that he did not see the justification. Ms. Altmeyer asked why the cost of the concrete apron work was so high. Mr. Odom replied that there's more to it than simply pouring new concrete. Mr. Warren Smith added that the work is complicated, and that concrete makes toxic waste that drives up costs. Ms. Altmeyer stated that she was concerned about the level of amenities and maintenance assessments compared to their property value. She said that if the maintenance assessments continue to increase, no one will want to buy their property...and that we're not getting anything for it. Mr. Odom explained that over the past few years, the Association has invested in replacing the roof, postal facility, and entrance sign...and had cleaned and re-stripped the parking lot. He added that these projects, along with discussions over the need for fence and landscaping repairs had taken place during budget hearings which, unfortunately, have very few attendees. He noted that the Maltenforts had been present at most all of those briefings. Mr. Odom said that if the members felt the Reserve Study projections were not valid, they could consider hiring an engineering consultant now, rather than in 2014, to get more detailed plans and estimates to base funding-strategy decisions on. At the end of discussion, Ms. Altmeyer motioned to disapprove the proposal to raise the maintenance assessment by 39.4%. Mr. McCaskill seconded the motion and the Audubon Park members voted 3-0 to approve the motion. After the vote, Mrs. Maltenfort requested that the Board do everything possible to follow-up on dead-beats who owe Audubon Park money. Mr. Lindsey and Mr. Warren Smith responded that we will continue to do all possible to get that money.