

Audubon Hills Property Owner Association Meeting  
8-12-00

Meeting started 6:30pm

Introductions to the board of Audubon Hills Property Owner Association (referred to as AHPOA).

Jim McCarthy-President, Kim McCarthy Vice-President, Sue Collier-Secretary Treasurer  
Don Murray (not present)-Director

A motion was made and passed to elect Steve Bates as a new director.

In gratitude for Inge Clarke's many years of service, a birdbath with a plaque was presented to her.  
Thank you Inge.

Jim Wells has given many hours of sign making. Thank You, Thank You, Jim.

### **What is AHPOA?**

- Voluntary due paying non-profit association.
- Voluntary board members; Property owners get to vote on the issues AHPOA oversees.
- Property owners augment the funds and projects that AHCSO can't afford that year.
- Neighborhood Watch-printed packets sent yearly to watch commanders in your section of Audubon.
- Quarterly newsletter-Printing and postage.
- Bills and bidding-for any items needed for Audubon. In the past this has included such items as
  - Road traffic signs
  - Street signs
  - Our Audubon Hills entrance signs
  - Sanding of roads during icy conditions
  - Roadside cleanup (pruning of trees and brush.)
  - Centerline painting
- Enforcers of Setback and Zoning rules within our community.
- Advocate of services offered in this area. Such as cable, lower phone bills, and offerings of higher quality services.

### **What is Audubon Hills Community Service District (AHCSO)?**

- They are an elected board.
- They get to determine where the county spends our dollars for maintenance of Audubon Drive first, then the side roads.

### **What are your comments?**

They were all a series of check and balances. We take the comments and try to do the best of the whole. For instance, comments on the centerline were almost equal. "I love the line, thank you for putting it there." to "Nobody follows the line anyway, why bother?" More liked the line, so the line stays. That's how it works.

### **Roadside Clearing**

We put off road clearing to see if owners would do it. Many did not. There are a number of people that don't do it. Mike Keuhn said "we used to get people together in crews to do it, why don't people do it anymore? If it's the responsibility of the owner, then the owner should do it." Other

members stated that only a select few ever showed up, and the same handful of people can't keep doing it. Things change and it's hard to get people to come out in groups, and as it was noted, the work didn't get done. We could get the fire marshal involved to give citations, but that is not very neighborly, and there are many people that can't do it or afford to do it. So collectively, if everyone paid their dues we could have a service come out and keep safety high, reducing fires from passing automobiles and Audubon Hills can continue to look like the place we love for a fairly inexpensive price. Several times an organization of work crews have been attempted, but nobody shows up. Many members like that we have someone come out to do it. It does cost for these services, but that is what the dues are for.

### **Dues collection**

The membership year has changed to June to June. This will coincide with the picnic flyers and reduce mailing costs.

### **Picnic Dates Established**

First Saturday in August has been scheduled to have the picnic every year. This way, we will always know when the picnic is and schedule our lives accordingly.

### **What's in a name?**

We explained AHPOA name change. Basically, back in the 80's we had to start filing non-profit tax forms, somehow the name Audubon Hill Property Owner Association was used instead of the familiar Audubon Hills Improvement Association. A motion was made and passed to leave the name, as it is now known. Audubon Hills Property Owner Association will now officially be the title of this association.

### **Audubon Hills Community Service District (referred to as AHCS D)-What's going on?**

The question was asked if they were going to use the same contractor as in the past. Chuck Egbert said that a couple of years ago bidding was too late and we got a shoddy contractor to do work. Vicinti and Veercamp won't come out to us because it is a small job. So we have to get those bids out there earlier to get the better contractors.

The new section of Audubon Drive is really smooth. It is a cloth layer that is sprayed then paved. We did this to avoid cracking and percolating which creates more potholes. This is what is used on the freeways and it's much less likely to have the reoccurring problems that we have been having. It was a great expense, but it will avoid the expensive move in and out fees of repaving the sections over and over. This should last anywhere from 10 – 15 years or more instead of yearly maintenance. The cost of this section was approximately \$30,000. That's 10- 15 years of no in and out fee's and will allow for more maintenance on side roads. We have two more sections to go on Audubon, and with the funds collected through our taxes, the next section should be done in two years.

### **Increase in dues or special assessment?**

The consensus is that dues need to be increased in AHPOA, to help with cost of Audubon Hills. AHPOA benefits from every member choosing where they want the money to go. AHCS D is governed by county rules and the county does take a portion of what is collected. But, many homeowners have forced us to consider increasing the special assessment on our property taxes because of lack of voluntary payment. Increasing the special assessment would mandate the funds to be collected then the needs of our roads can be addressed.

The road maintenance is not free, and nobody wants to go back to dirt roads. It was noted by a long term resident that if we don't figure this out, this could happen. Proper long term maintenance on Audubon Drive and it's side roads have not been possible because the taxes and assessment fee do not cover the growing yearly costs of maintenance in our community. If we want to raise the funds through the special assessment on our property taxes, AHCS D will have to have a special election and have a two thirds vote. Once passed, this will remain in effect until another vote is taken.

From a cost standpoint, a developer of a subdivision takes on the cost of fire hydrants, street clean up, and road improvement. But, we as a community are the developers, and the number of homes built in this community have risen since 1969. The fire hydrants, street clean up, and road improvements have not kept up because of costs verses income.

A \$25 dues increase, to \$50, with AHPOA is supported, but it was noted that not all of the residence have paid their dues, and we have no avenue to go after them to get it. Our bylaws state that it is voluntary. Property owners in attendance of the picnic don't think it's fair for the half that does pay to have to take up the slack for the ones that don't. Only 75 terrific owners have paid their dues out of 144. A special coffer could be implemented to pay specific costs, but this has been tried since the days of dirt roads, and with the small amount collected, the costs of any given project rises faster than the funds.

With this news of extreme non-payment, a motion is made and passed to have a one-time increase for the 2000-2001 membership year on AHPOA dues from \$25 to \$50, to fund a special election. The costs of the election, which will be funded by AHPOA's one time increase, would be in the low hundreds of dollars, plus the costs of mailings. This election will be to increase the \$25 special assessment on property taxes to \$75, permanently for AHCSO. This way, the main road of Audubon Hills can be completed quicker and before costs get any higher, and AHCSO can start focusing on the paving and improvements on debilitated side roads. Another mailing will be sent to everyone, clarifying their \$25 that was already paid, and the additional \$25 needed to hold the special election.

### **Barking Dogs**

It was brought to our attention that there was a neighbor dog barking, and the sheriff was called on them. This neighbor's dog was not the dog barking. Please try talking with your neighbors FIRST, before calling authorities. If they feel lost on what to do, tell them to call the Animal Shelter, they will help and give ideas. We need to work together.

Meeting ended 7:40