

On June 26th, Audubon Trace Owners had an Open meeting with Board Members and Management at the Golden Age Center. This meeting was properly noticed and meets the Annual Meeting requirement in the By-Laws. No decisions were made, no motions were passed. It was an information and discussion session. These are some notes from the meeting that may be of a general interest.

- Property Manager Report was given, and the President's Statement was given. Both are attached.
- Gas line item in the budget covers more than just the AT truck, It covers gas powered tools and more. Will look into providing a clearer category, as the expenses are not tracked separately, just as at the Budget Meeting.
- The answering service fee was discussed, and alternatives were actively discussed, following up from the Budget Meeting.

Property Manager Report for Fiscal Year 2018-19

- Cleaning, Maintenance and Painting completed on bldg. 22, 24, 5, 17, 19, 36, 37 and North and South Pool Gazebos. Painting continues on bldg. 9 and 10. Building 25, 3, 4, and 21 are in order next.
- 9 sections of streets/sidewalks repaired in 2018-19.
- 9 more street/patio repairs to be scheduled for 2019-20.
- 3 new front porches rebuilt using copper pans.
- 2 broken water lines repaired (front drive and bldg. 38).
- 4 seasonal planting of front/back drive gardens.
- 3 new roofs (bldg. 34, 35, and 16).
- 37 new roofs to be replaced over the next 4 -5 years.
- Test section by bldg. 12 of lattice fence replacement w/ hedge.
- 4 trees removed 106, 2005, 3624, and 3812/22.
- 10 trees trimmed.
- 8 trees under consideration to be removed 2019-20.
- 7 trees scheduled to be trimmed of dead wood 2019-20.
- Pricing obtained for replacing South Dr. lattice fencing with Iron Fencing and planting of addition shrubbery.
- Answering service to be discontinued. New line to be added which can be forwarded to person on call.
- New bookkeeper to start July 1st. This should improve timeline for depositing checks and receiving reports.
- 10 yards of sand spread behind bldg. 35 to try and help with water ponding.
- Water control trenches dug behind bldg.. 17, 19 and 38 to help direct water away from bldg. and control ponding.