

**AUDUBON TRACE CONDOMINIUM ASSOCIATION, INC.  
MINUTES OF THE FIRST OPEN MEETING OF FISCAL YEAR**

Tuesday, October 20, 2009  
Fifth Meeting of Fiscal Year 2009-2010

Meeting called to order by Board President Stephanie Prunty at 6:30 pm at South Pool

Board members present: Sara Bugbee  
Linda Harang  
Roma Gibson-King  
Al Lafaye  
Stephanie Prunty  
Lenny Simmons

Board member absent: Patsy Phipps

Staff present: Tim Munch, Property Manager  
Jeff Adams, Asst. Property Manager

**1. MANAGER'S REPORT –**

**A. Building maintenance status –**

- Building 32 finished; building 33 and 40 (Office) next

**B. Building 22 plumbing repairs –**

- waiting on bid from plumber

**C. Landscaping on North Drive –**

- have 1 bid; waiting for 2 more
- time to plant will be in January
- Manager answered questions about recent trimming of trees and shrubs

**D. Status of audit reports –**

- now have audit reports through 2007-2008
- expect audit for 2008-2009 in November
- owners can review audit reports at Manager's office

## **2. COMMITTEE REPORTS –**

### **A. Finance –**

- Table report for next meeting
- President reported ATCA is on budget at this time

### **B. Permits –**

- Nothing to report

### **C. Legal –**

- Nothing to report

### **D. Social –**

- just had 6<sup>th</sup> social
- socials are now planned for the 3<sup>rd</sup> Friday of each month
- Christmas social set for Sunday December 6<sup>th</sup>
- “Welcome Committee” greeted 3 new owners – new owners get welcome card and gift certificate

### **E. Long Range Planning –**

- first committee meeting to be scheduled
- Lenny Simmons invited owners to join committee

## **3. PRESIDENT’S REPORT –**

- Stephanie Prunty addressed owners about need for courtesy – with pets, with garbage, with noise
- questions answered about what constitutes “household waste” – which is not allowed in the dumpster – and what constitutes “trash” – which is allowed in the dumpster
- Tim Munch explained that the ATCA contract for dumpster emptying is for “trash”, which costs less and is dumped into a different landfill, and not for “garbage” – if “household waste” or “garbage” is regularly put into the dumpster it could cause us to have to pay more for pick up and/or lose our contract
- owners were reminded that if they put trash or garbage outside the dumpster on the ground they are subject to fines, and that area is covered by our surveillance cameras

#### 4. NEW BUSINESS –

- Stephanie Prunty and Lenny Simmons presented proposal by Board for changing 3 parts of the Declaration – (1) adding 2 definitions (“proceeds” and “trustee”); (2) changing vote needed to amend Declaration from 80% to “at least 67%”; (3) changing “trustee” to “Association or trustee”
- Reasons for changes – (1) to comply with Louisiana Condominium Act; (2) to give Association flexibility on how to manage property; (3) requiring insurance payments to be managed by “bank in New Orleans” is not practical as Board learned after Katrina
- information, explanation, ballots to be distributed on Wednesday October 21
- voting begins immediately; ballots are on “bright yellow” paper
- copy of complete Declaration with proposed changes highlighted in “yellow” will be posted on ATCA website
- for any owner without Internet access, a copy of the complete Declaration with changes highlighted in “yellow” is available at the Manager’s Office on request
- there is no deadline for voting – we can continue to vote until we have 80% approval
- required approval is 80% of all owners by percentage of ownership
- only 1 vote permitted per unit and unit owner must be the voter (not renter)
- in a few weeks, a group of owners will start canvassing the neighborhood to encourage owners to vote
- put completed ballot in “green mail box” at South Pool or give to Manager

#### 5. ADJOURN –

- Al Lafaye moved, Linda Harang seconded that the meeting be adjourned; motion passed by a vote of 6-0
- meeting adjourned at 7:00 pm

Submitted for publication on the \_\_\_\_\_ day of \_\_\_\_\_, 2009.

Linda S. Harang, Board Secretary  
Unit 602