

Avalon Homeowners Association
2013 Mid-Year Meeting (Held at the Gazebo)
June 10, 2013
Minutes

Board Members Present: Dan Detman, Frank Trotter, Michael Rader, and Paul Brown.

Not Present: Jason LeClear, and Brad Bryan (officially resigned at the Board's May 2013 meeting).

Also present: Approximately 15 other homeowners living in Avalon. An attendance role was taken.

Meeting was called to order by Michael Rader at 6:35 p.m. at the Gazebo in the Common Area of Avalon. Michael made some welcome and introductory remarks and explained that there were 4 new Board members that were elected in the December 2012 Annual Meeting: Brad Bryan (who has now resigned from the Board), Frank Trotter (presently serving as Secretary), Michael Rader (serving as President), and Paul Brown (serving as Vice-President). Michael reminded everyone that there would be 2 positions on the Board of Directors that will need to be filled at the Annual Meeting in December, and that the Board will be appointing someone to fill Brad Bryan's position and serve out the rest of his term. Michael stated that Board Members are not elected to fill a certain position—rather the Board Members decide amongst themselves who will serve in each capacity.

Special Committee Reports:

Welcoming Committee: Dan reported that the Welcoming Committee had made contacts and delivered welcome baskets to the 4 new families in the neighborhood since December: The Warmans, the Chausses, the Hicks, and the Whites.

Communications: Dan reported that it is very important that owners who are leasing/renting their homes should make sure that the renters understand that they must still abide by the Covenants & Restrictions and the Rules & Regulations. These are posted on the website. Dan stated that ultimately, homeowners are still responsible for their homes even if renting them out. If someone needs to get in touch with a Board Member, the "Contact Us" link on the Avalon website is the absolute best way.

Yard of the Month: For May YOM, the Shipman's in Lot 89, 11272 St. Ives Court won. For June, the winner is the Shackelfords in Lot 109, 24044 Trowbridge Court. YOM will be judged from May through September this year. Our judges are persons from outside the neighborhood who have agreed to help us.

Yard Sale: The Spring Yard Sale was held May 4. As reported by several, there was a pretty good turnout, with 9 houses participating. Michael reminded everyone that there is an "ebb and flow" with yard sales, and even if in a down cycle, that it will pick up again. It was agreed that we would have another yard sale in the fall, with the HOA paying for the advertisements.

Pond Issue and a Pond Clean-Up Day: There was then a good and lively discussion about several issues related to the Pond. 1) Frank talked about fertilization of the pond. He said the fertilizer has been purchased and the pond will be fertilized at least 4 times through the rest of the summer and fall. 2) Young children

playing at the pond without adult supervision. 3) More poisonous snakes have been seen at the pond this year than in years past, it seems. Residents were once again warned to be on their guard when at the pond. 4) Trash being left at the pond. The general consensus is that it is children leaving the majority of the trash. Several people said they were picking up trash when they went to the pond. The question was raised about whether or not we could have a trash can or trash cans at the pond. Michael stated that he was taking this under advisement and the Board would pursue ways to make this happen. 5) Non-residents have come in and fished the pond and “robbed” it of many of its good bass, though the bluegills in the pond remain prolific. 6) A pond work day will be scheduled when it turns cooler. As mentioned, cattails have become a problem once again and need to be cut back.

ACC Report: Michael made the ACC report. He stated that one new custom house is being built on Trowbridge at Lot 103 by Hon Builders being contracted by Catherine Mitchell and Matthew Andrews. The construction at Lot 103 caused a bit of a situation that needed to be resolved, and has been, as all needed applications have been approved.

Meeting attendees were informed that Truland Homes was turned down on its recent request to build a house on one of its lots for the reason that they included the name of Nathan Cox on their Approved Builders Application and by court order, Mr. Cox is expressly forbidden from ever being able to have anything to do with construction in Avalon again. Michael stated that at the present, Truland is maintaining their lots and we have not heard from them since their Approved Builders Application was denied.

Lot 94 was recently purchased by Gene Evans, who is on our Approved Builders List. Today, Mr. Evans submitted plans to build, and has intention to begin building on Lot 94 very soon.

There are 9 lots left that have not been built on.

Treasurer’s/Finance Report: Dan reported that we are doing well so far this year with Avalon’s finances. There have been a few unexpected expenses. Dan said that he would be glad to answer any questions people might have after the meeting if anyone wants to know any particular details related to Avalon’s finances.

Secretary Report: No report given.

Vice-President Report: No report given.

President’s Report: Michael said there were several things that needed addressing.

- 1) Barking dogs—Please do your best to control your animals. The Board has no control over this issue, but we do ask that you be responsible pet owners. If there is a continued problem with your pet/s being too loud at night, Animal Control will have to be contacted.
- 2) Real Estate Directional Signs—There has been an ongoing discussion during the last several months regarding realtors having their directional signs up all the time. The Board desires that Avalon residents who are trying to sell their house to have success in doing so, and realizes that residents

want to use all means necessary to sell their house. However, there have been several complaints by some Avalon residents, who feel these directional signs detract from the neighborhood and should be completely removed. The Board voted to allow the directional signs be placed in the neighborhood on Fridays through Mondays, and be taken down Tuesdays through Thursday. The Board revisited this issue and again this was the compromise solution that was agreed upon. At this time, the realtors are doing a good job of complying with the “F-M signs up, T-Th signs down” compromise.

- 3) Pond—Please make sure there is no swimming at the pond, because of fish hooks, snakes, and other structure in the pond that makes it very dangerous to do so. Also, please help us be on the watch for vandalism, and help us keep the pond and gazebo area as nice for residents as possible. Also, the pond is for residents to fish only. Any outside persons coming in to fish should be advised that they must leave as this is private property. Residents cannot invite outside guests in without being with them when they fish. Please leave snakes alone if spotted at the pond. There was also a discussion about signage at the pond/common area, and the Board will examine this issue if more signage needs to be obtained. Michael reminded residents that if they are walking their dog and it defecates on the grass, to please pick up after the animal.
- 4) Vehicles and Parking—No vehicles are to be parked on the grass of common areas, with the only exception being golf carts. Michael reminded everyone that parking on the street all night long is not allowed.
- 5) Theft rings—Michael told the attendees that there according to the Baldwin County Sheriff’s Department, there are several theft rings in the Daphne/Fairhope area, and reminded people to lock car doors, keep their garage doors shut, and not leave valuables in plain sight, because most of the thefts that are taking place are “thefts of opportunity” and most of the thieves around here will move on to someone else if they have to “work for their theft” since there are so many people around here who make it easy on the thieves. If someone suspicious is noticed, please contact the Sheriff’s Department. Michael stated that there have been numerous patrols in our neighborhood as of late.
- 6) Email Addresses—Please keep email addresses up to date as this is vital to get needed communication from the Avalon Board.
- 7) Respecting Property Lines—Complaints have been made about youth who have crossed property lines to get to the woods. While nothing malicious has taken place to the Board’s knowledge, the Board asks that everyone respects people’s property lines and reminds all that crossing them without permission is trespassing.
- 8) Boats/RV’s/Campers/Large Trailers—Parking of Boats/RV’s/Campers/Large Trailers in the neighborhood for longer than 72 hours is not allowed. Michael also reminded residents that if they have work that they are going to do on their boat, to please let a Board member know about this, but the “72-hour rule” will still apply. A question was asked about residents who are parking their work trucks/panel vans in their driveway or on the street at night and the Board’s position on this. Michael

assured those in attendance that the Board is examining this issue at present and desiring to come to an equitable solution soon. It was pointed out that a few residents in the neighborhood have not been complying with the “72-hour rule” even after repeated “warnings” from the Board, and therefore the Board is left with no other option but to contact the attorney Avalon uses and get him involved. This is definitely not what the Board prefers, so the Board asks that our residents please respect the R & R and C & R of our neighborhood.

- 9) Garbage cans—Garbage cans can go out on Tuesday night, and residents have until Thursday morning to get them back to a place that is hidden from view from the street. If you see a neighbor’s garbage can out and know they aren’t there, please help them out and get that garbage can back in a hidden place. Also, if you know in advance there is going to be a problem in getting your garbage can put back up in time, please let a Board member know, so that we can help out with this.
- 10) Catchment Basin Coverings for the Pond—A rehash of the discussion that has taken place for the last several years concerning this issue took place once again. The conclusion of the original engineers that they were built correctly and are doing exactly as they were intended to do was again stated to meeting attendees. This did not satisfy several of the residents, who want these covered, fearing for children’s safety. However, it was reaffirmed that the engineers of record, Hatch-Mott McDonald built them for a “100 year flood” and to cover them would make the Association liable in the case of a flood.
- 11) Home Maintenance—Please keep houses up to date with maintenance, especially doors, shutters, gutters hanging, etc. that tend to need attention fairly often.

Open Forum Discussion:

Michael stated that the Board meets once a month but reminded those attending the meeting that the Board works on issues all throughout the month. He said that, for instance, one day last month he had 30 emails from residents about various issues within the neighborhood.

Paul Hamilton: What will the age limit be for children needing parents at the pond? Michael stated that it would be for smaller children, and that the Board would discuss this issue at its next meeting.

Gail Lincoln: Since the mailboxes at the entrance outside of Avalon are not the same as the regular Avalon mailboxes, could we look into the possibility of paying to replace these mailboxes with nicer looking ones. It was mentioned that the Avalon HOA does not own this property as it is a part of the county easement, but the Board will re-examine this at its next meeting.

Jeff Warman: Living where he does, he sees many cars each day not stopping at the stop signs. A discussion ensued as to people not stopping at all the stop signs in Avalon, as well as many people speeding within the subdivision, and the need to have Sheriff’s patrols on a regular basis. This has been an ongoing issue in Avalon for many years, and residents are asked to be careful to monitor their speed and stop at the stop signs.

Scott Ricket: Why are we tolerating golf carts on our streets? Dan responded that while this may be an unfortunate situation, we do not have enforcement of this issue since the streets are county owned. However, we can put out notices to our residents about this.

Bob Clemons: What is going on with the abandoned house on Avalon Blvd.? Michael stated that many efforts have been made to find out the Bank that is holding that house right now, because there is a real estate agent with clients who are very interested in purchasing the house. Also, the Board is making sure that the yard is being taken care of by our landscape company, Coastal Landscape. Dan also mentioned that there is another house, David Brown, in Lot 10, that has been “abandoned” but they are trying to periodically take care of the lawn, and they are working towards a solution to their situation. Also, the lot at the front of Avalon was discussed, and attendees of the mid-year meeting were told that this was private property, retained by the family who originally sold their farm to Rance Rheel to be developed into Avalon Subdivision.

Jerry affirmed the work of the Board. Michael reminded people to please come to the Annual Meeting held the first Monday in December. He also said that he had an idea to present to the Board about the “trash can situation at the pond” and would present it at the Board’s June meeting.

Next Homeowner’s Annual Meeting: Monday, December 2, 2013, at 6:30 p.m. and historically it has been held at Jubilee Baptist Church.

Motion to adjourn was made by Dan and there were multiple seconds. All were in favor. Meeting adjourned at 7:35 p.m.

Approved:

(signed) _____
Michael Rader, President

(signed) _____
Frank Trotter, Secretary