

**Avalon Homeowners Association  
2014 Mid-Year Meeting (Held at the Gazebo)  
June 9, 2014  
Minutes**

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

Not Present: Paul Brown, Cindy Paul and Joel Emmett.

Also present: Approximately 25 Avalon homeowners. 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 introduced the Board members that were present. Michael reminded everyone of the annual HOA meeting in December, and urged everyone to attend since last year's meeting lacked a quorum.

**Special Committee Reports:**

**Welcoming Committee:** Dan reported that the Welcoming Committee had made contact and delivered welcome baskets to the 9 families that were new in the neighborhood since January: The McLeod, Slappy, English, Carney, White, Finlay, Rodgers, Ingle, and Whitfield families.

**Yard of the Month:** For May YOM, the Shackelford family on Trowbridge Ct. For June, the Bryan family on Halcyon Lp. 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 10 and extended to May 17 because of inclement weather. As reported by several, there was a good turnout, with approximately 10 houses participating. Michael reminded everyone that homeowners may conduct their own yard sales at any time. It was agreed that we would have another yard sale in the fall, with the HOA paying for the advertisements.

**ACC Report:** Frank Trotter stated that several families have submitted requests for new pools, and all applications have been approved. Frank reminded everyone about the homeowners' responsibility to ensure that any damages caused by pool installations (turf, irrigation, sidewalks, HOA common areas, etc.) are remediated after project completion. Frank reminded everyone about the visibility of trash cans and that overnight parking on the street is prohibited. Parking of boats in driveways for more than 72 hours, because of extenuating circumstances, requires special permission from the HOA.

Frank reminded everyone of the website and the email address for submitting ACC requests. Frank asked all residents to be aware of new neighbors and to help them understand the Covenants and Rules and Regulations. Michael requested that if a homeowner will be parking a boat, even for less than 72 hours, to please inform the Board to avoid the Board having to take the time to police the site.

**Treasurer's/Finance Report:** Dan thanked Ms. Diana Spillman for her two financial contributions; one for gazebo restoration and one for "festivities", use to be determined. Ms. Spillman volunteers for the Belforest

Volunteer Fire Department and has suggested an event for later this summer where fire trucks would be parked at the common area for kids of all ages to enjoy.

Dan reported that we are doing well so far this year with Avalon's finances. There have been a few unexpected expenses. The flooding event in April will undoubtedly create a serious financial burden for the HOA. Financial details are pending on that issue. Dan said that he would be glad to share any financial reports and answer any questions after the meeting. Financial reports are available any time by email to anyone who requests them. Our current bank balance is approximately \$60,000 including approximately \$29,000 in reserve funds.

**Secretary Report:** No report given. Michael stated that all HOA meetings are recorded and minutes are kept.

**Vice-President Report:** No report given.

**President's Report:**

- 1) Michael stated that his role is usually moderator and/or tie-breaker with voting issues. He stated that every attempt is made to reply to all emails he receives. Some issues brought to the Board are not within our purview, and some are repeated many times throughout the year; children swimming in the pond, jumping / diving into the pond.
- 2) Sign Vandalism – There were two incidents of sign vandalism earlier this year.
- 3) Michael reminded all family members to obey the signs and refrain from entering the pond. Michael asked all families to be respectful on others' property and property lines. Golf carts only allowed on the common areas. Note was made of the new garbage can that was placed near the pump house.
- 4) Common Area Use Agreement was drawn up, approved by our attorney, adopted by the Board and published on the website. There will be some additional changes to be published soon.
- 5) Wildlife - Several snake sightings as well as other wildlife, including coyotes were noted. Armadillos also spotted. There is a natural chemical deterrent for armadillos that has been reported and will be posted in a future email.
- 6) Message Board – Michael made everyone aware of the message board which is currently being used as a forum for yard and wildlife issues.
- 7) Several reported crimes of opportunity were reported, and folks reminded to lock car doors, keep their garage doors and out-buildings.
- 8) Noted was the rule that vehicles are not to be parked on the street overnight. Without special permission from the Board, violators can be fined if the issue is not resolved within 72 hours of notification.

**Flooding Issues:** Dan presented the following status report:

- 1) Flooding in April and May caused washouts in lower Avalon (Trowbridge) lots. Also major washout in Sedona contributed sediment to fill our lower detention pond.
- 2) Also a drainage problem with the upper detention Pond. It has filled with silt over the years and caused a problem with a junction box behind Lot 94, on Avalon HOA property. Plans are pending to fix the junction box and have part of the upper pond dredged.
- 3) We are waiting on an engineering study and proposals for remediation to determine costs and if special assessments and /or dues increases for 2015 will be required. 99% chance dues will be increased for 2015. Engineering costs alone may be as much as \$7,000.
- 4) Frank mentioned that the detention ponds were designed such that there is no public access and have not been maintained in over 10 years. As part of this project will be the need to address periodic maintenance of, and permission to access, the ponds to help prevent future drainage problems.
- 5) We have been faced with possible ADEM involvement because of the land disturbance and the silting of the wetlands area below the south detention pond. Our engineer has told us that since the land disturbance is less than 1 acre, ADEM involvement will not be required.
- 6) FEMA funding may be possible via Baldwin County sponsorship once costs are determined.

**Open Forum Discussion:**

Homeowner asked who is responsible for problems with pool installations. Frank stated that the homeowner is ultimately responsible for all installation issues.

Ms. Spillman mentioned that the Belforest Fire Department will now become the origination point for first responders for Avalon. She proposed a fire truck visit later this summer.

Mr. Stemp asked about the bank balance, Currently \$60,000 includes a reserve of \$29,000.

Homeowner mentioned several snake sightings. Frank mentioned glue traps sometimes work for snakes as well as rodents.

Michael mentioned that if anyone is interested in a Board position to please contact him.

Scott Ricket asked about responsibility of sidewalks in front of homes. Michael replied that each homeowner is responsible for his or her own piece of sidewalk.

Homeowners mentioned coyote sightings in the common area.

Michael mentioned that parking at the common area should be only on one side of the street.

**Next Homeowner's Annual Meeting:** Monday, December 1, 2014, at 6:30 p.m. at a location to be announced.

Meeting adjourned at 7:35 p.m.

**Approved:**

(signed) \_\_\_\_\_  
Michael Rader, President