**Avalon Homeowners Association**

**“Mid-Year Meeting”**

**June 26, 2018 - 6:30pm**

**Call to Order** – (Michael) – the meeting was called to order at 6:31 pm. Mid-year meeting = non-voting meeting.

**Introduction of Board members** – (Michael)

President – Michael Rader

Vice President/Corresponding Secretary – Pat Heiter

Secretary – Margie Suhs

Treasurer – Jeff Shoemaker

ACC Chair – Shonda Carney

Special Activities – Andre Fos – could not make it tonight.

**Welcome of New Residents Present** - (Michael)

* Lots of new people moving in.
* Please provide us with email so can communicate.

**Committee Reports**

Welcoming Committee – (Shonda)

* Introducing NEW Welcome Committee Chairperson = Pam Heiter. She can use help for anyone interested.

**ACC Report** - (Shonda)

* ACC Forms/Requests – found on AvalonHOADaphne.com website. Needed for anything you want to change for front or side of home, add shed or garage. If not something different (like paint color) don’t need to submit form. Can mail or email. Response will be in 10 days or less. It is quicker if emailed.
* Boats/RVs – 72 hour rule with 5 days in between 72 hour stints/– helps if you let the ACC Chairman know in advance so she can handle complaints, etc. We understand that occasionally more than 72 hrs may be needed. This is okay - just let board/ACC chair (Shonda) now.
* Parking on Grass – please don’t park on grass. Can break sprinkler heads and tear up grass.
* Overnight Parking on street is not allowed. This can result in fines. A homeowner can make a request for an exception if have family staying overnight, etc for a short length of time. Let ACC/board know.

**Special Activities report** – (Michael reporting for Andre)

- Andre has done a great job. He will be leaving the board and will need to be replaced. We need volunteers. Duties include tracking yard of month and Christmas lights, organizing yard sale date, movie, etc. More than one person can help with this.

- Yard of the Month

* + Nomination Process
  + Judging takes place between 20th and 25th days of the month.
  + Judges don’t live in the neighborhood.
  + All homes are eligible except those of board members.

- Neighborhood Yard Sales

* + Held in Spring and Fall – will schedule these as long as people are interested.
  + Dates advertised in 3 different locations: two ads cost money, one is free. Ad money comes from HOA dues.
  + HOA places sign at entrance to neighborhood.
  + HOA will place balloons in mail box night before for participants. Participants blow up balloons and put on mailbox.

-Movie Nights

* + Spring/Christmas – traditionally have been great successes.

-Easter Egg Hunt – have it every year.

-Mardi Gras Parade – have it every year.

-Halloween Hay Ride – plan to have this for Halloween 2018. We did not have it last year due to logistics issues.

-Power Wash Day – every spring.

Suggestions?

* Email Mike or Andre with suggestions.

**Pond Report** - (Michael)

* Hired Lake Doctors in March to help with algae and weed growth.
* Capacitor for fountain died. Michael is in the process of replacing it.
* If you catch fish, send a picture and it will be posted to the neighborhood website.

**Treasurer’s Report** - (Jeff)

Current Balances – have a reserve fund of ~$29,000. There is currently $67,000 in bank to cover HOA expenses. Currently, the HOA will have enough and should not need to go into emergency fund.

* Electric bill higher currently due to need to use pond pump more.
* One family out of 130 has not paid dues for last year. The homeowner is ignoring notices, fees, etc. Certified letter came back stamped: “No forwarding address.” It appears that someone is living in the house. HOA is pursuing legal recourse. The homeowner would be responsible for all legal fees associated with this, plus HOA fees. A lien can be placed on the house.

Fines have generated $177.00 for year 2017. Fines are generally $15.00 per day for vehicles parked on street overnight, etc.

Budget Predictions – based on not using emergency fund. We are not expecting overruns.

**Secretary Report** – (Margie) – nothing new.

**Vice-President/Corresponding Secretary Report** - (Pat) – nothing new.

* Pat updates email addresses and website, puts out neighborhood notices, etc.

**President’s Report** – (Michael) -

“Complaints/Issues”

* Children – (School’s Out Syndrome) – golf carts, bikes, etc should be used safely and should not damage others’ property. Kids reported on green ATV, but are not from the neighborhood. This ATV is tearing up common areas lawn, etc. Police have been called multiple times. Kids are very disrespectful to people and police. The parents are dropping the kids off here. Parents can go to jail if kids are not legal drivers. Police will write a warning and then arrest next time. Consider putting a gate on gazebo and a sign with Baldwin County ordinance and penalties.
* BB Guns - 1 complaint
* Cutting across/through other homeowner’s property
* “Street Racing” (Golf Carts and Off Road Vehicles) - not allowed.

Web Site/Emails – questions were answered re: how to set up access to website and obtain access approval.

Retention Ponds/Flooding/Drainage - (Pat) – 3 retention pond: one at gazebo and 2 “dry” ponds that hold water from neighborhood until it gets to a certain level, then gets released into the wetlands. Pat has researched who owns ponds and issues. HOA owns/has to maintain ponds.

* South Pond – large amount of farm runoff into pond. Did some repairs a few years ago and pond has now eroded again. The HOA obtained several estimates on permanent repair. Randy McCormick was best estimate by over $8000 at $16,000 for riprap repair (netting and rock over top of it). Licensed and bonded. Pat will check into warranty for work. Due to access issues caused by Avalon developer, need to do soon or won’t have a way to access once vacant lots in Sedona are built. That is the only access to the pond since developer sold the access lots.
* North Pond is landlocked, except for 10-15 ft easements, but people have fences, etc on easements. May need to go through someone’s property when time to repair.
* Resident proposed selling common area lot to pay for drainage/erosion repairs. HOA may put to a quorum vote at the annual meeting. Note: this had been suggested and turned down before.
* Attendees discussed alternate ways to access ponds through easements, etc. The conversation will be continued and suggestions are welcome.

Open Board Positions

* There will be at least one open board position in October at the Annual Meeting and probably 2. The board will need 2 volunteers. The person does not necessarily have to be president or have the special committee role. Board members can pick and choose jobs.
* Any neighborhood residents can volunteer and can elect members at the annual meeting (Oct 2018) if more volunteers than are needed come forward.
* The time commitment averages about 1 hr/week. Board meetings are scheduled about every 6 weeks.
* People with varying knowledge and expertise are welcome on board or in any capacity.

Annual Meeting

* Date Suggestion – Friday evening in October. The date is to be determined pending knowledge of upcoming school event dates.
* Would like to improve attendance. Suggestions being taken.
* Dues Drawing – if a quorum present at the meeting, will draw for a prize of free dues for a year.

**Open Discussion**

* Question re: dumpster at new build. The house has been sold and dumpster will be removed.
* Awareness of the fact that refugees may be moved to Silverhill airport. Airport is FEMA staging area. Not really tenable for immigration housing due to summer climate and hurricane zone. Political representatives are relaying this to Washington DC officials.
* Complaints re: two homeowners are not mowing backyard at all. Weeds and grass seen from neighbors’ homes and over top of 6 ft fence. Neighbors are afraid to approach. Board may send a polite letter to each.
* Complaints were received about loud sub-woofers/music from trucks driving through neighborhood. The noise is awakening residents multiple times per night. It appears to be kids who live in the neighborhood and their friends. Remind residents to keep sounds systems on low volume when in residential areas. The suggestions were made to take pictures/get license plate numbers and also to put reminder signs at the entrance to the neighborhood.
* A suggestion was made to install a security camera and/or a gate on the gazebo to prevent vandalism and use by non-residents.
* Question re: if cars are allowed to park in between medians overnight. No. Same as any street parking.
* Sidewalks – who is responsible for upkeep? It is the homeowner’s responsibility to maintain the sidewalk in front of that home. Much of the sidewalk damage results when pools are installed. If a pool is being installed, the homeowner needs to advise the pool company that they will be liable for fixing damage. Otherwise the homeowner will have to fix any damage to sidewalk.
* A suggestion was made to paint stop sign poles. Ms. Dearman volunteered to arrange. Others volunteered to help.
* A complaint was made about real estate signs in disrepair and being left on the ground. Shonda approached the agents.

The meeting was adjourned at 7:42 pm.

Thank you for your attendance. We look forward to seeing you at the annual meeting.