

Avalon Homeowners Association
2011 Mid-Year Meeting
June 13, 2011
Minutes

Call to Order – Jerry Davis

The Mid-Year Meeting of the Avalon HOA was called to order at 6:30 PM at the gazebo on Avalon Subdivision common area.

Attendance – Jerry Davis

The sign-in sheet is attached to the minutes. Since this was not a “business” meeting, it was not necessary to have a quorum present. Forty-two homeowner lots were represented with fifty-two persons attending.

Minutes of Previous Meetings – Jerry Davis

No minutes of previous meetings were read.

Treasurers Report – Dan Detman

Since this was an “information only” meeting Dan gave a general overview of our finances stating that we were right on track to meet or underspend our budget for 2011.

Rules and Regulations – Lori Collins

Lori handed out copies of the new Rules and Regulations that have been on the Avalon web site for the last 6 months. She explained the need to adopt this method of compliance was the inability of the Board to provide any negative feedback to the very few Avalon homeowners who do not abide by some requirements in our Restrictive Covenants. The rules spell out simple common sense things that if not followed can lead to an overall negative appearance in Avalon and the Board’s overall desire is to maintain and increase the value of all homes in our neighborhood. There were several general comments indicating that some homeowners did not like being told what they could or could not do on their property. These comments were referred to the Restrictive covenants which were used as the basis for the Rules and Regulations. Lori explained that the Board was going to be reasonable but that the rules would go into full effect July 1, 2011. Emails and or letters would be sent to those who do not comply with the Rules and would be given the specified timeframe to correct the violations. Paul Brown, Lot 16, recommended there be a group of 4-5 Avalon homeowners, not Board members, that could act as an arbitration panel if the homeowner did not agree with a decision of the Board regarding the new Rules and Regulations. This suggestions will be considered by the Board at the next meeting. Lori’s basic recommendation was to stand in the street in front of your home and if you see anything that doesn’t look like it did when the home was new, fix it. This includes but is not limited to broken or missing shutters, faded front doors, lawns that are not mowed or edged, basketball hoops lying on the ground or not in good repair, or overgrown shrubs.

**Architectural Control Committee Information Document and Improvement Request Form
– Lori Collins**

Lori provided hand-outs, also available on the Avalon web site, explaining the reason for having an architectural control committee and the form needed to be completed for new construction or changes in the appearance of the exterior of the home. Again, there were some comments indicating displeasure with having to “REQUEST” permission to do anything on “THEIR” property. Again, Lori referred these comments to Avalon’s Restrictive Covenants that all property owners must receive at their closing. Cathy Blake, Lot 22, felt the reasons for completing a request form were too vague and more specific guidance was needed. Lori explained that without making the guidance longer than the Restrictive Covenants the Board’s guidance was general and if a homeowner is not able to determine if a request is necessary an Email or phone call would provide quick feedback. Steve Barfield, Lot 28, asked for clarification between maintenance and renovation. Lori pointed out that the handout explains that if the work being done does not change the appearance of the home, like repainting the trim the same color or replacing a section of fence, no request is necessary but if the paint color is changed or new fencing is added a request is required. Martha Yim, Lot 59 stated that if she changed anything in her backyard that was not visible from the street she would not request approval. It was pointed out that even changes to the back of one’s home must be approved, again, this is to prevent something undesirable from being added and potentially lowering the value of a neighbor’s property.

Lawsuit Disposition – Lori Collins

Lori read the statement from the judge stating that the law suit against Avalon HOA has been dismissed and no liability assessed.

Yard Of The Month Award – Jerry Davis

Since Mary Vining was unable to attend the meeting Jerry explained that this new project was intended to encourage all Avalon homeowners to take pride in the curb appeal of their homes. Each year the monthly selections will run from May through October. Jason and Nicole Shipman, Lot 89, St. Ives Court was selected for May and Chris and Jerri Ann Dugas, Lot 20, Halcyon Loop was selected for June. The evaluations are made around the 20th of each month so if you are interested have your home ready during that time.

Common Area Behind Lots 1-4 – Jerry Davis

Without going into a lengthy explanation for new homeowners Jerry ask that anyone who had any questions about this issue please see him after the meeting. To date one of the homeowners that backs onto this common area has agreed to allow Coastal Exposures, our contractor for lawn maintenance, to access the common area for the purpose of routine mowing and trimming. Presently one of the homeowners is mowing this area when it requires.

Recent Survey Results – Dan Detman

Recently, the Board initiated a survey to all Avalon homeowners to obtain a better idea of their concerns, recommendations, and dislikes. The survey had a phenomenal response rate of 68%. The results of the survey were posted on the Avalon web site and Dan covered some of the highlights. The topics that were further discussed during this meeting were as follows:

- **Use of Avalon common area between lots 29 & 30 on Halcyon Loop.** There were several recommendations from adding a community swimming pool to doing absolutely nothing. Due to the diverse opinions the Board will send out a

survey on this one topic so all homeowners can express their opinions and a consensus can be determined. If the survey shows enough interest, the Board will add this item to the Agenda for the General HOA meeting in December.

- **Avalon Web site.** Most comments were very positive with no suggestion to significantly change the format or content.

Speeding Vehicles in Avalon – Lori Collins

Lori explained that recently there seems to be increased complaints of speeding cars in Avalon, especially homeowners. Licenses are being recorded and provided to the Baldwin County Sheriff. There is no excuse for this behavior especially with school out and children playing all over the neighborhood. The Board doesn't want to go as far as having speed-bumps but something has to improve or someone is going to get injured. The Board believes this is a problem that ALL homeowners must help resolve by talking to offenders and asking them to observe the 20 MPH limit in Avalon.

Update On Pond Issues – Gene Evans

At our annual meeting in December 2010, Gene Evans volunteered to coordinate/improve our pond. Since then he explained that the pond has been evaluated by knowledgeable people and we now have a plan to keep this area optimal. Sterile Grass Carp have been added to the pond to help with control of algae and other undesirable elements. Fertilizers have been added to aid the growth of desirable organisms that will help to keep the fish healthy. The cat tail plants will be reduced but kept in some areas of the pond. Gene responded to some questions and explained that it is not necessary to release the fish caught as it was recommended that every year both the sunfish and bass need to be removed to keep the remaining fish healthy. Any questions relating to the pond can be addressed to Gene in the Contact Us section of the Avalon web site.

Animal Control – Jerry Davis

In the past few days additional complaints about dogs running loose have been made to Avalon Board Members. Jerry explained that there is a state law requiring animals to be under control of their owners and running loose is a violation of that law. The FAQ and the Avalon Insider sections of the Avalon web site explains this law and provide phone numbers to report animals running loose in our neighborhood. This is not a complaint the Board has any ability to resolve and this is why homeowners who see this happening must report it to County Animal Control who will respond. Jerry asked for those who walk their dogs to please pick up any droppings.

Community Cookout Tentatively Scheduled For Monday, July 4 – Jerry Davis

Those attending were asked if they were interested in a community picnic on July 4th. The overall response was that if they were going to be home they would like to see something planned. They were told that a message would soon be sent to all homeowners with specifics for a community picnic for the afternoon/evening of July 4th.

Open Discussion – Jerry Davis

During this time the following items were discussed:

- One homeowner thanked the Board for having the sidewalk constructed in the common area around the pond.
- Martha Yim, Lot 59, asked when we were going to have a discussion about all the signs posted in the area around the pond. She expressed a desire to remove all six signs around the pond and replace them with only one sign. There were no supporting comments for this recommendation and when asked if anyone else felt this way, there was a general consensus against removing any of the signs.

Adjourn – Jerry Davis

Since there were no additional questions or comments, the meeting was adjourned at 8:05 PM.

- 1 Jim Van Antwerp
- 2 DAN DETMAN
- 3 DON PRESLEY
- 4 Phil Shackelford philshack@Towerwoodnurseries.com ✓
- 5 Toby Pridgen
- 6 Jimmy Kane
- 7 Linda Kane
- 8 PAUL HAMILTON - PAULHAMILTONINC@aol.com ✓
- 9 Carl Mites
- 10 GENE EVANS
- 11 Lori + Bob Collins
- 12 Ed + Sharon Dearman
- 13 CHARLES HAYES
- 14 SHARON EMMEH saemmett@bellsouth.net ✓
- 15 Susan McAlpine DMCALP5530@aol.com ✓
- 16 Mark + Lord Kenny mokenny@southernco.com
- 17 Anne + Ralph Stemp
- 18 Pigeon Martha
- 19 Paul Brown
- 20 Tom Givan
- 21 ~~Stuart~~ Steve Barfield
- 22 ~~William~~ Deakin
- 23 Bill + LYNN LAYTON
- 24 Jackie Barfield
- 25 ~~Tom~~ Ken, Eng.
- 26 Kevin Mershon
- 27 Bob Lawson
- 28 Tom D... + Jerry Mershon

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Candace Gealy

Bruce Anderson

Ebbie Thigpen

Shae Bryan

Karen Macdonald

Quinn Eyer

Jason Thigpen

Cathy Blake

Budd & LeeAnn Wright

DAUNT LEE

Mark Bush

Evan & Suzanne Reynolds

Chris & Sherry Alexander

Dave & Debbie Tschudy

Jerry Davis