

Avalon Homeowners Association
2012 Mid-Year Meeting
June 4, 2012
Minutes

Call to Order – the Mid-Year Meeting of the Avalon HOA was called to order by HOA President Jerry Davis at 6:35 PM at the Avalon gazebo.

Attendance – 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. Twenty-four homeowner lots were represented with thirty persons attending.

Introduction of Avalon HOA Board Members – Jerry introduced the present Board members. Euan Reynolds was the only Board member unable to attend.

New Homeowners – Jerry recognized four new homeowners who have arrived since the Annual Meeting in December of 2011. They are: Aaron & Amy Bowers (lot 80, 11251 St. Ives Ct.), Bill & Frances Grubbs (lot 60, 24368 Saxon Ct.), Donald & Michelle Johns (lot 121, 24219 Trowbridge Ct.), and Michael & Lisa Teter (lot 71, 24446 Saxon Ct.). The Teters attended the meeting.

Minutes of Previous Meetings – no minutes of previous meetings were read.

Treasurers Report – since this was an “information only” meeting Dan Detman gave a general overview of our finances and stated that we were right on track to meet or not exceed our budget for 2012. Even keeping with the Boards plans to accumulate a reserve fund equal to 75% of one year’s income, Dan reported there is no indication annual dues will be increased for 2013. Dan informed the homeowners of the recent sale of three vacant Avalon lots. The lots were #s 79, 101, and 102. The lots were pointed out on the large plant map. They were purchased from John Allen Corporation by Colony Development, INC. With the previous problems the Board had experienced with a home built by Colony Homes, Dan explained Colony Development, INC. and Colony Homes were not the same entity but that the Board had already notified Colony Development, INC. of our previous concerns and the resulting legal agreement preventing Colony Homes or any of their partners to directly or indirectly own or build on any Avalon lot. Dan assured the homeowners that the Board will not allow a volume builder to build in Avalon. The Board’s primary concern in all its activities is keeping the home values in Avalon as high as possible.

Communications Committee – Dan Detman, Chairman of this committee, updated the homeowners regarding the Avalon web site. There were no recommended changes to the web site, from those attending.

Welcoming Committee – Dan reported the recently formed Welcoming Committee was now actively involved in contacting new residents. The committee consists of Cynthia Detman, Kathy Clemons, and Dale Presley. Welcoming baskets have been personally presented to

the Teters, the Bowers and the Johns. Recently contact has been made with Millie Sue Hawk, owner of Welcome Friends. The Welcoming Committee will inform Ms. Hawk of any new residents in Avalon to insure welcoming from this additional group.

Update On Pond – Gene Evans and Bob Clemons, Avalon homeowners, are currently managing all aspects of the pond. Bob reported that he and Gene Evans attended a seminar sponsored by the Alabama Extension Service. Based on that seminar and periodic monitoring, our pond is in excellent shape. Recently, a group of Avalon homeowners completed some thinning of the cattails around the pond. Thinning of the cattails is necessary to maintain the health of the pond. There is one additional section of cattails that will be thinned later in the year. A question was posed about the amount of fish recommended to be removed from the pond each year. Bob Clemons stated that for our size pond 10-12 pounds of Bass and 15-20 pounds of Bream should be removed each year to keep the fish population healthy. Residents were reminded of the grass carp released into the pond this past year to help control weeds. If these fish are caught they should be released back into the pond as they are not edible. The homeowners were also reminded that fishing in the pond is for homeowners and their guests only and if they do not recognize someone fishing in the pond they should inquire if they are residents and if they are not they should ask them to leave and not return, per the signage near the pond.

Standing Water In Caney Branch – Jerry explained the recent problem with beavers building dams on the stream that runs along the west side of the southern-most section of Avalon (lots 105 & 106). If allowed to continue, this elevated water could lead to flooding of some lots. The dams are not on Avalon property and the Board has been in contact with the owner of that area. Due to a request from the owner of lot 105 the Board did not pursue legal action with the owner of the land where the blockage is located. The owner of lot 105 has employed, at their expense, a local wildlife control specialist to remove the beavers and break-up their dam(s). The Board will monitor this area as the wildlife specialist indicates his solution will be temporary and likely to become blocked in as little as a year.

Restrictive Covenants and Rules and Regulations – due to ARC Chairman, Euan Reynolds' absence, Jerry provided a summary of the last 12 months activities in this area. Since the initiation of the Rules and Regulations at last year's gazebo meeting the Board has mailed three official USPS letters to violators of Avalon's Restrictive Covenants. In all three cases the letters caused the homeowner to remove or resolve the violation and no fines were imposed. The majority of violations have been resolved with courtesy Email message. Three of the Email messages informed all homeowners of general violations but the majority of Emails (10-12) were to specific homeowners for specific violations. In all cases, the Emails resulted in removal or resolution of the violation. Gail Lincoln, lot 85, asked if the courtesy Email messages could be a bit clearer to indicate if it is a general message or a message to a specific homeowner. Jerry explained if the Email is to a specific homeowner the Email will only be addressed to that owner and the message will have that owner's name and address at the top of the message. The Board agreed to word future Emails to indicate if they are general or specific in nature.

Avalon Picnic and Survey – due to a very low response, the Avalon picnic scheduled for May 19 was postponed to later in the year. In July, a survey will be sent to all homeowners asking for input for a desired date of this year's picnic. Following discussion of a new date for the picnic, most thought it best to schedule after school starts in the fall. The

homeowners were asked to provide other topics that could be used on the survey. These recommendations can be provided to any Board member.

Annual Avalon Homeowner's Meeting Dec 3, 2012 – Jerry reminded the homeowners of the Annual Meeting on the first Monday in December and the need to elect two new Board members. Mary Vining and Jerry Davis will have completed their three year terms on the Board. Recommendations of these positions on the Board can be sent to any of the Board members via the “Contact Us” section on the Avalon web site. Paul Brown, lot 16, asked if there was any restriction for a Board member to serve more than 3 years. The response was that there is no restriction but the By Laws state elections are for a 3 year term and the Board feels it is best to have turnover on the Board and it is also important to have representation on the Board from all sections of Avalon.

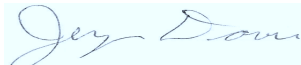
Yard Of The Month (YOM) Award – Mary Vining reported the YOM awards have begun and encouraged all Avalon homeowners to continue taking pride in the curb appeal of their homes. The monthly YOM selections will run from May through October. Jason & Nicole Shipman, Lot 89, St. Ives Court were selected YOM for May and Paul & Peggy Peddicord, 24398 Saxon Ct. were selected for June. YOM evaluations are made around the 20th of each month so please have your homes ready during that time.

Open Discussion - during this time the following items were discussed: Linda Kane, lot 19, recommended the planting of something in front of the electrical boxes that are visible where Avalon Boulevard meets Halcyon Loop. Jerry explained that this had been recommended previously but due to the small space between the boxes and the sidewalk there is insufficient space for plantings. In addition, Riviera Utilities restricts planting in that space to allow free access to the boxes. It was then recommended to install flower boxes that could be moved when necessary. The Board will evaluate the area and improve the appearance in that location.

Adjourn – Jerry Davis

Since there were no additional questions or comments, the meeting was adjourned at 7:25 PM.

Approved:



Jerry Davis, President

Jason LeClear, Secretary

Avalon HOA Mid-Year Meeting Sign-In
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Lot	Last Name	First Name	Sign In
40	Alexander	Chris & Sherry	<i>Sherry Alexander</i>
90	Alexander	Clifton	
102	Allen	John	
52	Audet	Steve & Kristen	
108	Baker	Gary & Lisa	
33	Barfield	John	
28	Barfield	Steve & Jackie	
105	Baughman	Amy	
91	BB&T		
78	Beech	Mike & Ally	
95	Benson	Jack & Sharon	
37	Blair	Shawn & Melody	
22	Blake	Phil & Cathy	
113	Blinco	Leslie & Kathleen	
80	Bowers	Aaron & Amy	
31	Braswell	Joey & Kasie	
10	Brown	David & Pam	
16	Brown	Paul & Tammy	<i>Paul Brown</i> <i>Shae Bryan</i>
14	Bryan	Brad & Shae	
96	Buck	Ryan & Julee	
5	Burnam	Richard & Kathy	
84	Bush	Mark & Tina	
111	Butts	Allen & Kim	
57	Cady	Theresa	
67	Calloway	Steve & Josie	
88	Cassibry	Rob & Sue	
98	Cazalas	Joe & Maria	
92	Ciani	Lorraine & Leonard	
93	Ciani	Lorraine & Leonard	
77	Clemons	Bob & Kathy	<i>Kathy Clemons + Bob</i>
97	Collins	Bob & Lori	

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Lot	Last Name	First Name	Sign In
79	Colony Development	Geoff Lane	
101	Colony Development	Geoff Lane	
102	Colony Development	Geoff Lane	
1	Comerford	Joe & Kelly	
69	Cooper	Rick & Teresa	<i>Cooper</i>
15	Daniell	Forrest & Emma	
73	Davidson	Bill & Kellie	
21	Davis	Jerry & Joanna	<i>J. Davis</i>
119	Deakins	Jeff & Karen	
18	Dearman	Ed & Sharon	<i>Sharon Dearman</i>
76	Detman	Daniel & Cynthia	<i>Dan + Cynthia Detman</i>
20	Dugas	Chris	
118	Dunagan	Greg & Kim	
126	Emmett	Joel & Sharon	<i>Sharon Emmett</i>
50	Engel	Kenny & Connie	
58	Engelmeyer	Mark & Tina	
127	Evans	Gene & Donna	
6	Freund	Kurt & Kathie	
116	Gealy	Gary & Candace	
32	George	Kevin & Shannon	
47	Gibson	Tom & Terry	
106	Gifford	Michael & Angela	
104	Givan	Thomas & Alexa	
53	Goleniowski	Joseph & Frances	
60	Grubbs	William & Frances	
129	Hamilton	Paul & Charlene	
123	Harris	Michael & Miriam	
23	Hassall	Rick & Jan	
11	Hayes	Charles	
38	Hayes	Michael & Patty	
48	Henderson	Ellis & Eileen	

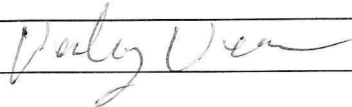
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Lot	Last Name	First Name	Sign In
35	Jackson	Webb & Jennifer	
121	Johns	Donald & Michelle	
46	Jones	Clint & Cheryl	
51	Jones	William & Dianne	
19	Kane	Jimmy & Linda	Linda Kane
24	Keel	Larry & Michelle	
36	Kenny	Mark & Lora	
63	King	Kenneth & Lucy	
66	Kirk	Jim & Julie	
41	Lambert	Gary & Alana	
70	Lanyon	Bill & Lynne	
74	Lay	James & Andrea	
120	LeClear	Jason & Ann	Jason LeClear
44	Lee	Danny & Sandra	
12	Lehan	Michael & Vivian	Vivian Lehan
62	Liffick	Joe & Ginger	
85	Lincoln	Clayton & Gail	Gail Lincoln
29	MacDonald	Ken & Karen	
34	Marquis Properties	Gene Evans	
99	Matson	Brian & Sherri	
125	McAlpine	Dave & Susan	Susan McAlpine
42	Mershon	Kevin & Naurita	
128	Miles	Carl & Kimberlie	Carl Miles
100	Miller	Janice	
2	Mott	Bryan	
83	Nelson	Richard & Molly	
39	Norris	Mike & Shannon	
122	Palmer	Phenix & Marilyn	
82	Pamphilis	Chris & Mandy	
54	Paul	Joe & Cindy	
43	Pawson	Bob & Pat	Bob Pawson

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Lot	Last Name	First Name	Sign In
68	Peddicord	Paul & Peggy	
55	Perrigin	Steve & Dyan	
115	Pierce	Matt & Claudia	
17	Presley	Don & Dale	
30	Pridgen	Toby & Dana	
72	Rader	Michael & Rhonda	
94	Reed	Matt & Jamie	
86	Reynolds	Euan & Suzanne	
45	Roberts	Melanie	
7	Robertson	Dennis & Cindy	
112	Rubio	Jennifer	
65	Ryan	Lehman & Susan	
81	Schelper, Michael	Linton, Jill	
109	Shackelford	Phil & Starr	
89	Shipman	Jason & Nicole	<i>Jason + Nicole Shipman</i>
9	Stein	Chip & Shannon	
26	Stejskal	David & Mindy	<i>David & Mindy Stejskal</i>
117	Stemp	Ralph & Anne	<i>Ralph & Anne Stemp</i>
3	Stephens	Van & Patti	
124	Stuart	Jimmy & Shelia	
110	Suhs	Rich & Margie	
107	Sullivan	Marion & Linda	
71	Teter	Mike & Lisa	<i>Mike & Lisa Teter</i>
114	Thigpen	Ebbie & Susan	
13	Torres	Jorge & Tanja	
4	Trotter	Frank & Dede	
61	Tschudy	Dave & Debbie	
56	Turner	Dale & Angela	
87	Usher	Dave & Denise	<i>Dave Usher</i>
75	Van Antwerp	Jim & Allison	<i>Jim & Allison Van Antwerp</i>
64	Vining	Jim & Mary	<i>Jim & Mary Vining</i>

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Lot	Last Name	First Name	Sign In
8	Watkins	Tom & Sharon	
27	Weaver	Wesley T & Donna K	
25	Wiggins	Larry & Pam	
49	Wright	Brad & Leeann	
59	Yim	Kil & Martha	