

Avalon Homeowners Association

2007 Annual Meeting

December 3, 2007

Minutes

Call to Order – Don Presley

Quorum – Clint Jones

It was determined that only 44 Members were present and/or accounted for through Proxy. Therefore, according to the governing Articles, the meeting proceeded ad-hoc for informational purposes, with no objection.

New Business – Don Presley

- Selection of new Attorney (James Pittman)
- Meetings of the Board (3 official meetings – Minutes can be found in the Association books kept by the Secretary and available for review here tonight)
- General business of the Board has included transfer of the books from developer, review of the Articles, handling of special requests by Members, etc.
- Re-Introduced the Board Members and their respective roles

Membership Report – Clint Jones

- Member list is maintained in the Association books and also available by email upon request or periodically distributed as updates are made
- Current lot disposition (Vacant Lots, Under Construction, New For-Sale, Re-Sale, Vacant Homes, etc.)
- Present updated Articles with changes (if ready by meeting time)

Treasurers Report – Shawn Blair

- Review of current finances for 2007 (see attached)
- Presentation of approved Budget for 2008 (see attached)
- Announcement of 2008 Dues and schedule of notices and due-dates (\$350 per Member)

Grounds Report – Kenny Engel

- Improved lighting at the entrance (thanks to Steve Audet for volunteering time and supplies)
- Sexton Landscaping has offered to extend our current contract through the end of 2008. They have also advised that the azaleas in the middle of the median on Avalon Boulevard are not conducive to this climate and that is why they are dying – they have offered free removal of the dead azaleas and will be forwarding a proposal for replacement.
- New signs have been posted around the lake
- Gazebo modifications include removal of the platform and possible lighting in the future

Architectural Control Committee – Van Stephens

- Report on current status of the committee and plans for moving forward
- Committee will consist of three members: Van Stephens, Kenny Engel & Kim Miles
- More detailed information will follow in the coming weeks

Member Comments – Don Presley and the Board

- Don Presley introduced this portion of the meeting by reminding the Members that most, if not all, requests require money and since 2008 is our first year with our own budget we need to be prudent in our spending and will not be able to accommodate every request in the first year
- Member comments are detailed below:

Ebbie Thigpen (Lot 114)

Q: Who handles maintenance issues?

A: All requests should be channeled through the Board in order to avoid duplication of efforts and to allow for effective communication with all parties involved.

Q: Will the Board please see about getting the Stop Sign fixed at the corner of St. Ives & Trow Bridge?

A: Clint Jones will call the County and make a request.

Dale Turner (Lot 56)

Q: What are the Legal Fees for in the 2008 Budget?

- A: Throughout the year there will be various legal issues that will need to be handled by an attorney. Also, as changes are made to the Articles, they will need to be reviewed and filed by an attorney. We are not currently involved in any litigation and we hope to avoid any moving forward.
- Q: What type of Insurance does the HOA have, as indicated in the 2008 Budget?
- A: The HOA currently has General Liability Insurance as well as Directors and Officers Insurance for the Board.
- Q: What type of Maintenance will be done, as indicated by the 2008 Budget?
- A: This category is for general repairs, upkeep and special projects that may arise during the course of the year.

Steve Barfield (Lot 28)

- Q: Due to safety concerns can/will the drains at the Lake be covered?
- A: A proposal/quote from one vendor has already been received and it was much higher than the Board expected so other vendors will be contacted. (NOTE: During this discussion, Bill Vosen volunteered to look into having the work done for a nominal amount. Mark Bush also offered to help source the material that would be needed.)

Karen MacDonald (Lot 29)

- Q: Can we put up "No Soliciting" signs in the neighborhood?
- A: We plan to put one on the speed limit sign at the entrance to the neighborhood.

Mark Bush (Lot 84)

- Q: What is the plan for keeping the vacant lots well maintained – especially Lot 83?
- A: Lippincott has been contacted about Lot 83 and the ACC will be handling those issues moving forward.

Jerry Davis (Lot 21)

- Q: What is the plan for maintaining the Common Area behind Lots 13-22 and can anything be done about the over-grown ditch behind lots 14 and 15?
- A: Sexton Landscaping looked at the ditch and we are considering our options (it might be safer as-is, it could be filled in, or it could be cleaned-up). Currently, there is no need for Sexton to maintain the area behind Lots 13-22 because the Lot owners have been doing a good job keeping it nice – this will be monitored and evaluated regularly and adjustments will be made as-needed.

Frank Trotter (Lot 4)

- Q: What are the plans for the Common Area behind Lots 1-4 in terms of upkeep and possible access to the neighborhood via that space?
- A: There is currently no plan for that area. There is no way to allow access based on the way the neighborhood was designed. The Board will contact Sexton Landscaping about the possibility of accessing the area from CR 54 in order to maintain the area.
- Q: Will the Board establish a rule that requires a fence to be built around a pool within a certain number of days after it is completed?
- A: This will be considered when revising the Articles.

Bill Peevy (Lot 71)

- Q: Will the Board bill the Vacant Lot owners for any maintenance that is done to their lots by our landscaping company?
- A: The charge for edging the street and mowing an eight or ten foot swath by the road is nominal so the HOA will absorb that cost in the cost of routine lawn care. Any additional work that needs to be done by the HOA, due to the refusal of a lot owner or neglect, will be billed back to the owner of that property. In the event that charges are incurred on behalf of a lot owner, a lien can and will be filed against the property if necessary.

Sharon Emmett (Lot 126)

- Q: Is there a specific time requirement for building a house on a lot once the lot is purchased?
- A: Our governing Articles currently do not have any such provision and there are no plans to add it.

Jan Hassall (Lot 23)

- Q: What can the neighborhood do about dogs not on leashes and the messes that they leave?
- A: There is a leash law in Baldwin County and the ACC will remind Member of that as-needed. In regard to the messes that the dogs leave, even when on a leash, the ACC will try to monitor that and address those situations on a case-specific basis.

Jeff Deakins (Lot 119)

Q: I can have any one boat or RV on my property, right?

A: According to the Articles (Section 4.11), you may have one boat or RV, with approval from the ACC.

Carl Miles (Lot 128)

Q: Will the Board “put some teeth” in the Articles in order to better enforce them, offer more clarity regarding what is allowed and what is not, and allow for financial penalties if rules are broken?

A: During the revision of the Articles, that is one area that the Board plans to focus on.

David Brown (Lot 10)

Mr. Brown said it was his understanding that the intent of the Developer was that no boats or RV’s would be visible from the street.

Q: Will the Board send a welcome packet to new Members outlining what they can and cannot do?

A: Currently, every new Member receives a welcome letter with a copy of all HOA Articles.

Ali Little (Lot 60)

Q: How do we identify and communicate with new Members?

A: New Members are tracked by the Secretary of the Board and communication is through mail and email.

Bob Pawson (Lot 43)

Q: What can be done about certain types of outdoor activities being done too late at night and/or too early in the morning?

A: There are currently no restrictions or rules that stipulate appropriate hours for outdoor activities. If there is a specific concern, the neighbor should be asked to stop, the Board should be informed, and/or the County Sheriff’s department can be notified (if you feel the activity is disturbing the peace of your home).

Tom Gibson (Lot 47)

Q: How are dues determined and approved?

A: According to the governing Articles, the Board determines the amount of the dues based on the expected need for that year.

Bo Blackwell (Lot 12)

Bo offered to coordinate and organize a Neighborhood Watch program.

APPROVED:

DON PRESLEY, PRESIDENT

CLINT JONES, SECRETARY