

Avalon Homeowner's Association
Annual Meeting
Minutes
October 13, 2017

Introduction of Board Members:

President: Michael Rader

Vice President : Vacant

Secretary (acting): Shonda Carney (not present)

Treasurer: Jeff Shoemaker

ACC Chair: Shonda Carney (not present)

Special Committees: Andre Fos

Meeting was called to order by Michael Rader at 6:30 p.m. at 3 Circles Church.

Michael welcomed all new Avalon Residents.

Approval / Signatures of Homeowner's Association Meeting Minutes:

- 2016 Annual Meeting Minutes were approved and signed.
- 2016 Mid-Year Meeting Minutes were approved and signed.

A Quorum (residents + proxies) was met for the first time in six years.

SPECIAL EVENTS OFFICER: Andre Fos

- Halloween Hayride was a success last year and is planned again this year.
- Fall Yard Sale will be scheduled.
- **Congratulations to Yard of the Month 2017 Winners!**
 - May-** McAlpine Family 11377 St. Ives Court
 - June-** Dearman Family 11598 Halcyon Loop
 - July-** Jones Family 11795 Halcyon Loop
 - August-** Ebjer Family 24010 Trowbridge Court
 - September-** Smith Family 11372 St. Ives Court
- **Congratulation to the Christmas Decoration Contest Winners 2016:**
 - 1st Place:** Shipman Family
 - 2nd Place:** Cash Family
 - 3rd Place:** Stejskal Family

- The Christmas Decoration Contest will take place December 18 - 22 (outside judges).
- Christmas Movie Night - date TBA

SECRETARY: Shonda Carney (acting) - not present

TREASURER REPORT: Jeff Shoemaker

Jeff referred the audience to the pamphlets that each member received at the door as well as the screen projection - "2017 Avalon Financial Report and 2018 Budget" ****Please see attachments**

The budget was discussed in detail as projected on the screen and laid out in the pamphlets and all questions were answered:

- Stormwater drainage/ erosion repairs was discussed in detail (\$5000 budgeted)
- Legal Fees were discussed (\$2700 budgeted)
- Special assessments versus Dues was discussed.
- A Resident questioned why HOA spends money on special events in the neighborhood. Many other residents spoke up in favor of neighborhood special events.
- A Resident raised concern regarding resale values in the neighborhood if HOA fees are increased due to outside property management costs.
- The Property Shop Management Proposals were discussed:
Presented details of Management Proposal 1 = (\$6/month) - \$397 HOA Dues 2018
Presented details of Management Proposal 2 = (\$9/month) - \$433 HOA Dues 2018

Michael did a quick hand count of members whom were interested in hiring a Management Company- less than half of the members were interested in hiring a management company.

- Carl Biber volunteered to assist with Treasury.

ACC REPORT: Shonda Carney (not present)

Michael reported:

- Michael referred all to the last two documents of the pamphlet - ACC summary of the Avalon Restrictive Covenants.

- Michael detailed project examples that require ACC Approval: All “changes” made to the exterior of the house including the yard, ie. changing paint colors, doors, adding detached garages or buildings, fences, landscaping renovations, pools, home additions, pergolas, screened patios.
 - ACC Process: Fill out an ACC Form (found at avalonhoadaphne.com/documents.php) and present to the ACC Chair with at least a 10 day grace period for approval process prior to beginning your project.
 - Please email ACC if you are planning to park your boat, RV, trailer, etc in the driveway for 72 hours. If you need park a recreational vehicle longer than 72 hours, please send an email request for special permission PRIOR to parking.
 - **72 Hour parking in Driveways - 5 DAYS in between each 72 hour parking event.**
 - **Overnight parking on the street** - “Overnight parking” refers to any vehicle parked after midnight and remains in the street at 5am the following morning.
 - There is no leash requirement in the HOA.
 - Mrs. Shoemaker made a motion to change the 72 hour rule to 48 hours. Frank seconded the motion. A resident opened up discussion regarding parking recreational vehicles on the lot. Michael clarified the rule: recreational vehicles can be parked on the back of the lot with ACC approval **as long as they can NOT be seen from any/all streets or neighbors.**
- The members voted. The motion failed.

VICE-PRESIDENT’S REPORT: Vacant

PRESIDENT’S REPORT: Michael Rader

- Michael thanked everyone for being at the meeting. A Quorum was met (33 residents).
- Michael thanked Dan Detman for serving on the Board for 6 years and Joel Emmett for serving 3 years.
- Best way to contact a Board member is via the website email.
- Please make sure to register on the website to receive neighborhood news via email.
- The Jubilee Community will begin construction soon and will back up to some of our Avalon Lots. Avalon’s possible flooding concerns were expressed at the City Planning and Zoning and City Hall meetings. City of Daphne voted to move ahead with the project.

WELCOME COMMITTEE: Shonda Carney

- The Committee delivers Welcome Baskets to all new residents. Please contact Shonda Carney via website email if you are interested in helping on this committee.

MAINTENANCE COMMITTEE: Michael Rader

- Four residents have volunteered to maintain and manage the pond.
- Alabama State Fishery met with two Board members. They tested the pond and gave recommendations. The Committee is currently following the recommendations.
- Pond is on target for spring time fishing season.

DRAINAGE/FLOODING/EROSION COMMITTEE:

- 2014 Storm and Sedona's (neighboring community) run-off flooded and filled Avalon's southern detention pond with sand. Avalon's legal service determined that Sedona's silt caused our pond damage and erosion. Sedona removed the silt and re-established the pond.
- To date, the same detention pond walls are caving in. One resident's property backs up to the problem and is receiving damage as well. Avalon's Phase III blueprints have been collected for original pond elevation. A Committee was formed to address the issues. An engineering firm is needed to shoot the pond the way it is now and recommend ways to firm the pond walls to prevent collapse. Because Avalon continues to receive Sedona run-off water into this particular pond, the Committee plans to utilize legal services. Unfortunately, the only access for heavy equipment to Avalon's southern detention pond is via a vacant lot in Sedona.
- Drainage Issue- St. Ives court Lot 94 next to wetlands has a drainage pipe that runs from the street straight back and meets a large concrete box (culvert), makes a 90 degree turn and routes the water to the northern detention pond. May 2014 stormwater raised and moved the 8 x 8 foot concrete box. HOA paid for the repair.. Recent rains are eroding the box and affecting the resident's lot.
- Estimated Costs for Drainage and Erosion Repairs = Reserve Fund (\$29K) + Possible assessments may occur at a later date to cover residual costs.
- A Resident questioned selling the Common Area Lot on Halcyon to add money to HOA reserve fund to help cover the drainage/erosion costs. The developer planned for the vacant lot to allow access for Avalon homeowners on Highway 54 to the pond/gazebo.

- Michael called for two additional members to join the Board. He explained the monthly Board meetings, official email meetings, and the duties of the two offices:
Secretary - maintains monthly reports
Vice President - maintains HOA databases
Pat Heiter and Margie Suhs volunteered to join the Board. The HOA voted and all were In favor.
- New Resident: Mike Westfall of the Belforest Volunteer Fire Department was welcomed to the Neighborhood.
- Frank Trotter volunteered to set up a meeting to introduce everyone to the Jubilee Community Engineers for a question and answer session if there was an interest.
- A Resident questioned if anything can be done regarding a neighbor not mowing their backyard during summer months and only maintaining front yard once/month, and leaving garage doors open throughout the day and night drawing potential crime. Michael stated that the ACC will **answer and handle all complaints submitted** usually with a friendly reminder first followed by notice of fines if homeowner doesn't comply.
- A Resident asked if homeowners on Highway 54 could choose not to be part of the HOA as to not pay HOA dues. Michael stated the homes on Hwy 54 are part of Avalon and are part of the HOA and Restrictive Covenants prevents them from separating.
- Resident asked about changing the timing on the neighborhood sprinklers. Coastal landscaping will adjust sprinkler heads.
- Pat Heiter, resident of Avalon and current Board of Director for Belforest Water System, asked for everyone's support during re-election.

VOTING: Quorum Met

The HOA voted:

- To Keep Avalon's Three Special Events (Yard Sale, Hayride, Christmas Movie Night)
-Fall Yard Sale (\$60)
-Hayride (\$100)
-Christmas Movie Night \$200-300
- Property Management Proposals were voted out with less than half of members interested.

DRAWING FOR HOA DUES (\$325) -

- CONGRATULATIONS to Bill and Lynn Lanyon (Lot 70)

A motion was made at 7:30 pm to adjourn the meeting, seconded, and all were in favor.

NEXT ANNUAL MEETING: TBA

APPROVED

Michael Rader, President

Shonda Carney, Secretary