

Avalon Homeowner's Association
Mid-Year HOA Meeting
Minutes
June 6, 2016

Introduction of Board Members:

President: Dan Detman (not present)
Vice President: Michael Rader
Secretary: Shonda Carney
Treasurer: Joel Emmett
ACC Chair: Jerry Davis
Special Committees: Andre Fos

Meeting was called to order by Michael Rader at 6:30 p.m. at the Common Area Gazebo.

Michael welcomed all new Avalon Residents.

GUEST SPEAKER: Deputy Lisa Walstead (BCSO)

Michael introduced Deputy Lisa Walstead, from the Baldwin County Sheriff's Office to discuss street laws for Golf Cart use.

- Golf carts are not street legal.
- Parents will be cited for their underage drivers and drivers with no license.
- Parents can be cited for reckless endangerment of a child.
- Andre Fos questioned using golf carts in a neighborhood Mardi Gras parade. Ms. Walstead stated that the HOA is responsible for any special occasion golf cart use in the neighborhood.
- Safety is number one cause of concern for children driving golf carts. There have been complaints of children driving recklessly on the road i.e. pulling skateboarders behind the cart in the street, doing donuts in the common area, playing chicken on the golf carts, swerving in the streets in attempt to knock riders off the back of carts, and kids jumping on and off moving carts. Parents will be held responsible for accidents and damages.
- Resident stated he had witnessed 13-14 year olds parking their carts in the common area, climbing and jumping from common area trees onto cement benches (breaking them) and breaking off large branches of trees. Upon correcting their actions, one of the children rang his doorbell, left a large tree branch from his own tree on his front porch with a note stating, "Your tree looked like it needed trimming".
- BCSO will address every call for service.
- 1st Offense – warning
- 2nd Offense – citation
- 3rd Offense - parent is held responsible in the court system.

- The BCSO routinely patrol the Belforest neighborhoods. Neighborhood complaints are a cause for heavier patrolling.
- Golf carts are coming into Avalon from outside of the neighborhood.
- A resident stated that Golf communities do not allow anyone under 16 years of age to drive a golf cart on the Golf Course much less a street. He doesn't think it should be any different in Avalon.
- A resident mentioned she did not see a problem with children having something to do in the neighborhood as long as they are not reckless or destroying property.
- Residents stated that the HOA needs to have some enforcement policies and execute these policies for these certain group of reckless children.
- Michael summed up the discussion: If you own a golf cart, it is your informed decision as to whether you allow it on the streets illegally or allow your underage children to drive them.
- Resident living on Highway 54 complained of the heavy summer traffic and the 45 mile per hour speed limit not being followed. Deputy Walstead stated the BCSO is working on the traffic issue on Hwy 54 and are issuing citations.

TREASURER REPORT: Joel Emmett

Joel provided the Finance Report for 06/01/2016. ****Please see Attachment**

Reserve Fund = \$29025.00
Operating Account = \$29035.30
Accounts Receivable = - \$484.22
Total Assets = \$57576.08

January 1 - June 1, 2016

Budget = \$18850.50
Expenses = \$13460.63
Favorable Variance = \$5389.87

Storm water receivers, damaged in 2014 storm, were repaired and restored via Baldwin County Highway Department instead of utilizing outside contractors. The county's work accounts for \$5000 of the favorable variance.

Projected expenses for January- June 1, 2016 = \$17774.50
EOY = \$39801.58
Reserve Fund = \$29025.00
Balance = + \$10776.58

Board is actively searching and taking bids from companies to perform maintenance on the neighborhood ponds. The \$10776.58 will go towards maintenance.

ACC REPORT: Jerry Davis

- No parking on the street. When necessary, please inform the board prior.
- Non-residents are not allowed to fish in the pond unless accompanied by an Avalon resident.
- Boats, RVs, and Trailers are not allowed on driveways or lawns (anywhere visible from streets) unless a 72-hour allowance was given by the board. Please contact a board member prior.
- 95% of Avalon lawns look great! Courtesy notices go out as needed to owners with lawns that need attention.
- Non-Compliance for Rules and Regulations – (1) Courtesy notice is given with specified days to come into compliance. (2) If no resolve, a letter is sent with fines attached. Interest charges accumulate until the fine is paid in full.

SPECIAL COMMITTEE: Andre Fos

- Yard of the Month for June – The Shipman family 11272 St. Ives Court
- Christmas Decoration Contest- TBD
- Spring Yard Sale – April 9, 2016 was a great success.
- Fall Yard Sale – TBD
- Yearly Festivities –
July 4th Picnic
October Hayride
November/December Movie on the Lawn – Christmas
February/March Mardi Gras parade (floats/ wagons/throws)
April Easter Egg Hunt
- Encourage everyone to register on the Avalon Website. The website offers a lot of info –list of homes for sale, calendar of events, babysitters, dog walkers, items for sale.

LANDSCAPING / GROUNDS REPORT: Michael

- Retention and Detention Pond Maintenance (3 ponds) is ongoing and has been added to the budget.
- Security Cameras – installed and operating. They are LPCs with night vision capabilities. Camera use will be added to Avalon bylaws to set a precedent for responding to police reports and issues of vandalism; not for personal use. System is not monitored. The cameras record incoming/outgoing vehicles for up to 2 weeks at a time on a hard drive. *Anyone with an issue should file a report with the sheriff's department. Let the department know that Avalon has a security system in place and they should contact a board member for access. Security signs will be posted.

- Resident asked if cameras have been considered for the common area. – Have not been considered at this time.

OPEN DISCUSSION:

- Mrs. Spillman announced:
Belforest Open House - August 20 at 2pm
Food and Beverages provided/ Bouncy house for the children
- Silverhill Refugee Resettlement Plan? Bradley Byrnes office welcomes all calls and opinions on this matter.
- Different days/times for HOA Annual Board Meetings - Suggested Fridays instead of Mondays.
- Frank Trotter stated the pond has been fertilized. He mentioned that the pond has not been limed since the start of the neighborhood. It was suggested that the pond needs two tons of lime for pH balance to control growth. Question paying a professional to test the soil/water and provide a detailed report on what is needed for the pond. Question adding the testing and maintenance to the annual budget. Resident stated that a renter in neighborhood was interested in providing the pond maintenance.
- Gating the community - Michael pointed out several cons for gating: Avalon was not designed to be gated- Homes on highway 54 would not benefit , the gate would have to be located half way down Avalon Boulevard leaving out several more homes, would require a plan for perimeter security around the neighborhood, and roadways would become Avalon HOA responsibility. More info on the Avalon Insider (website).
- Michael mentioned the idea having a mini fishing tournament for the kids during the 4th of July social.

NEXT ANNUAL MEETING:

Tentatively scheduled for Monday, December 5, 2016, at 6:30pm. Location to be determined.

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

APPROVED:

Dan Detman, President

Shonda Carney, Secretary

