

**Avalon Homeowners Association
Annual Meeting (Jubilee Baptist Church, Daphne)
December 3, 2012
Minutes**

The Annual Meeting was called to order by Jerry Davis at 6:36 p.m. once a quorum had been established.

1. The minutes from the December 5, 2011 Meeting were approved.
2. **Treasurer's Report:** Dan reported that the Emergency Fund/Reserve Account had about \$29,025.00 in it. This is 75% of the HOA annual income. This money is maintained in the regular checking account for the purpose of caring for uninsurable items primarily. However, it is now being shown as a separate sub-account to make reading the balance sheet easier to read. We are maintaining the emergency fund to take care of "non-insurable" items within the neighborhood, as well as any other needs the neighborhood might have. We presently have a net income of \$4500.00 for the year, but by December 31, 2012, the balance will probably be about zero, once all expenses are paid for the year. The irrigation system well pump at the pond went out during 2012 and was replaced.

BIG ANNOUNCEMENT: Avalon HOA dues for 2013 will be \$275.00 and invoices will go out in the next few days. They are due by December 31, 2012 and delinquent after January 31, 2013. The dues being due in December and the annual meeting in December will probably be kept the same.

Dan offered that anyone who wanted to see any information related to the Financials of AHOA, he was available after the meeting. Also, anyone wanting a copy of the budget could get one at the Annual Meeting.

3. **Architectural Control Committee:** Almost all of the Avalon residents are complying with Avalon Covenants and Restrictions. However, we still have "those 2%" who are not. The Board will not be "Architectural Police" but if there are complaints from residents of someone not complying with the Rules and Regulations/Covenants and Restrictions, the Board will have to look into it. We are still having a problem with improper storage buildings inside Avalon. Metal Buildings are NOT approved. Also, no boats or RV's are to be permanently parked or visible. Trash containers must continue to be out of view.

Euan Reynolds announced that for personal reasons, he has resigned from the AHOA Board as ACC representative.

4. **Communications Report:** Members are asked to please communicate all updates of contact information to the HOA Board. We would also like to know any renters who are living in the neighborhood and their contact information. Renters may also sign up for web site usage. Also, multiple family members can sign up to use the Avalon web site.
5. **Retention Pond:** Gene Evans is getting a water sample of the pond. We do not have the results of that sample yet.

6. **Improvements:** Bill Lanyon Screened the Utility/Electrical Boxes did this to make it look nicer in the neighborhood as one drives in. The Board is willing to make any improvements as recommended by residents of the neighborhood, and takes all of these recommendations seriously.
7. **Rules and Regulations for Avalon:** The Rules and Regulations were recommended by our AHOA Attorney, James Pittman, about 1 ½ years ago. Since the Covenants and Restrictions would be very difficult to change, Mr. Pittman felt that this would be a better way to enforce the C & R. Originally, there were 9 Rules and Regulations that clarifies the Covenants and Restrictions. Since that time, several other areas have been identified as needing attention. Mr. Pittman has now recommended that we include Rule #10 as a “catch-all.” It will become effective on January 1, 2013. So far, once any violation has been brought to the attention of residents, the problem area has been corrected and no fines have been levied to this point. Everyone is advised to get a revised copy of the Rules and Regulations. (Revised copies were made available for the Annual Meeting).
8. **Catchment Basin Coverings:** The drainage collection boxes are open cement pits. Hatch Mott McDonald is the engineer of record. They have told the Board not to cover these pits as it might cause additional flooding in the neighborhood if we had a large amount of rain. The Board has not been in agreement with this assessment as they feel this is a dangerous situation, but at present, has not gotten anyone to even give bids to cover them. The new AHOA will not give up on this and will continue to pursue getting these basins covered.
9. **Avalon Yard Sale:** The neighborhood yard sales this past year were very successful. Sherry Alexander has headed these up and has done an excellent job. There are plans for another Avalon Yard Sale in the spring. A date is yet to be decided.
10. **Front Entrance Security Measures:** There was much discussion about whether to have Gates or Cameras or both installed. Gates would be difficult to install because of the fact that the roads in Avalon are public roads and we would assume the maintenance of the roads if we gated the front. Also, there is the possibility of causing a traffic accident along County Road 54 if several cars are waiting to enter the entrance gate at the same time. We also would not be allowed to put spike strips on the “Out” side of the Avalon entrance. Security Cameras could be installed. Dan Detman said that the Board received a tentative quote with a base price of \$10,000.00, with 2 sophisticated cameras and a computer to note the date and catch the license tag at any speed and any light. Climatizing the storage for the computer is also expensive. This would also necessitate a service contract with a Security Company, which would add costs to the residents. Dan said that we would pay for this with a special assessment to the residents, or there might be an increase in the yearly dues. Also, he stated the reality that persons may simply walk into the neighborhood, both from the front, side and rear was discussed. It was brought up that “Dummy Cameras” with signage being set up might possibly be a deterrent and a much less expensive option. There was sufficient interest in this to warrant further investigation, and several residents indicated they would further research prices. Please report any incidents of theft to the Baldwin County Sheriff’s Department. They have been extremely helpful to our neighborhood and are doing

what they can do to deal with any criminal activity. Jerry Davis reported that there have been several instances of theft in the last year. While this is unfortunate, and all should be done to prevent these, he reminded residents that all but one of the instances of theft were from residents leaving either their vehicle unlocked, garage door open, or house door unlocked. He reminded residents to be diligent in locking doors, and observing suspicious goings-on around the neighborhood.

11. **Standing Water in Caney Branch:** There are beaver dams causing problems at the end of Trowbridge on Caney Creek. Richard Higbee is the landowner on the other side of the creek from Avalon. Beavers have built a dam, and caused the creek water levels to rise to the point of infringing on at least one of the residents of Avalon's property. Mr. Higbee was approached about addressing this problem. While he did not want to pay for the beavers to be removed, he allowed the Avalon residents to pay for their removal. Unfortunately, the beavers have returned, and are causing a sooner than expected reoccurrence of the problem. This may end up requiring the neighborhood to take some kind of legal action down the road, but as an HOA, we can only get involved if we have common space that is directly affected by the beaver problem. At this point, only the Avalon residents on Trowbridge being affected by this problem can deal with this situation. Most of the trees that are in that affected area have died, and this is probably because of the standing water caused by the beavers.
12. **Christmas Decorations Contest:** Jason LeClear presented that as much as we can do to enhance the beautification of the neighborhood, we want to do. For example: We will the "Lawn of the Month" next year. For now, there will be a Christmas Decorations Contest this year. December 16-20, 2012 the decorations within Avalon will be judged. Residents are encouraged to participate and continue to make Avalon a beautiful place to live during the Christmas holidays. Prizes for decorations were announced, with \$75 going for first place, \$50 going for second place, and \$25 going for third place.
13. **Committees Need Members:** Committees are listed on the website. Anyone interested in serving on a committee may contact a Board Member.
14. **Election of New Board Members:** The Board announced that after deliberation, one additional Board Member would be added to the Avalon HOA Board, bringing the total number serving to 6. There were 6 residents whose names were placed in nomination to serve as Avalon HOA Board Members and after a vote was taken to close nominations, each were given a chance to introduce themselves and give a very brief synopsis of why they would like to serve on the HOA Board. The following people were on the ballot: Paul Brown, Brad Bryan, Webb Jackson, Gail Lincoln, Michael Rader, and Frank Trotter. After votes were tabulated, the following people were elected: Paul Brown, Brad Bryan, Michael Rader, and Frank Trotter. Continuing to serve on the Board next year are Dan Detmer, and Jason LeClear. Jerry Davis will help on the ACC. Thanks were expressed to Jerry Davis, Mary Vining, and Euan Reynolds for their excellent and diligent service to the Avalon community through their service on the Board.
15. **Bluebird Trail:** Phenix Palmer built 5 boxes and put them up along the trail behind the pond. Bluebirds will begin to nest at the end of February. Typically 2 eggs survive out of 4. These will make interesting observatories of the birds' life. Children were encouraged to study them as a part of a school science project, or just for general

interest. It was stated that Phenix would be glad to answer any questions and help any children interested in studying these bluebirds.

16. **Minor Vandalism**: Minor Vandalism has been reported within Avalon. It was reported that more likely than not this is resulting from children within the neighborhood, and parents were encouraged to monitor the actions of their children. For example: Recently it was reported that someone took a bicycle and threw it into the pond. We do not want this activity to increase and let's do all we can to stop this as best as we can.
17. **Mailboxes**: Residents were reminded that mailboxes should be brought up to date, with numbers clearly visible, and freshly painted, if needed. This will help 911 Emergency Vehicles to identify our houses in case of emergency. Painting numbers on curbs is not really helpful because we do not have curbs that "stand up." However, a company wanted to come in and paint numbers on our curbs for like \$15 a house. Once they had made their pitch to the Board, the Board recognized the need to remind residents to keep the numbers on their mailboxes clearly visible.
18. **Michael Rader thanked the Residents of Avalon**: Michael mentioned that Avalon residents had contributed more food and help than any other as his son completed his Eagle Scout project, and he thanked Avalon residents for this help.
19. **Comments were made about Golf Carts on the Common Area**: There was no consensus of opinion and no action was taken other than offering to put it in a survey to get residents feedback on the matter.
20. **Trash from Avalon Residents Being Dumped on Neighbors' Property**: Avalon residents have apparently been littering on Mr. Lazzari's property, by putting grass clippings, limbs, and other trash. Notice is being put out to Avalon residents about this property. Jerry noted this is a finable offense, and is a problem for the landowners, because of potential harm to their animals. This has also happened to another Avalon neighbor, Mr. Bertoli. Since he provides our Lawn Maintenance crew access to cut the grass in one of our common areas through his property, residents were reminded that he can rescind this at any time, and all must be done to promote a healthy relationship between the neighborhood and him.

Motion was made to adjourn. The motion carried and the meeting adjourned at 7:40 p.m.

APPROVED:

(Signed) _____
Michael Rader, President

(Signed) _____
Frank Trotter, Secretary