**Avalon Homeowners Association**

**“Mid-Year Meeting”**

**June 13, 2019 - 6:30pm**

**Location: Gazebo**

**Call to Order:**  6:32

**Introduction of Board members** – (Margie)

President – Margie Suhs here

Vice President/Corresponding Secretary – Pat Heiter here

Secretary – Lori Hadley here

Treasurer – Jeff Shoemaker here

ACC Chair – Shonda Carney here

Maintenance Chair – Ed Dearman here

Special Activities – Ellen Nadjowski here

Welcome Committee – Pamela Heiter here

**Welcome of New Residents Present** - (Margie)

**Committee Reports**

Welcome Committee – (Pam). 5 new residents in the neighborhood have not received a basket yet. Pam reports that the biggest problem is that new residents aren’t there when attempts have been made.

**ACC Report** - (Shonda)

Shonda reports a lot of improvements: paint updates, pool installations, and garage additions.

Shonda reports that everyone is following the proper channels to get improvements approved.

Boat and RV rules revised to have 5 day rule between 72 hours.

Overnight parking ON THE STREET-anything after midnight and there until 5:00 a.m.

The covenants, rules and regulations, and the ACC forms are on the website

**Maintenance Chair’s Report** – (Ed)

Ed reports about the ongoing algae problem we have at the gazebo and how we are handling.

Other boards and things have been replaced; the gazebo cleaned.

Ed mentioned that the sprinkler heads have been broken….possibly by teenagers. A neighbor reports he thinks it was the landscaping company we have.

Ed asked for volunteers for a small boat to be able to change the bulb on the pump.

**Special Activities report** – (Ellen)

Christmas Movie Night

Mardi Gras Parade

Easter Egg Hunt

No 4th of July event this year because the holiday is in the middle of the week.

A neighbor asked about the neighborhood yardsale we have typically had in the past.

We selected NOT to do Yard of the Month this season, but that will be resinstated next year.

**Pond Report** - (Margie). The pond right here where we are.

The Pond Doctor has done quite a bit to help our pond effectively and helps preserve the nature, the land, the fish, and the turtles. Margie asks that everyone who comes to fish that they clean up after themselves…..fishhooks, etc.

A neighbor asked why the pond was allowed to get so low; Pat reported that it was because the pump was broken. This neighbor’s other concern was to please add a trash can near the pond. Several ideas were presented about new, different, and more trash cans so that trash doesn’t blow around.

The pump is set to run 9.a.m. to 9pm.

Derrick suggested the landscaper be asked if he can empty the trash can.

**Treasurer’s Report** - (Jeff)

The reserve fund is down to about $4500 due to the expense of the other pond access area.

We will NOT use all of the reserve fund for anything; we use the operating account for things.

There are no big ticket items this year.

Our dues again at the end of the year will be due and will build that account back up.

The $17000 deficit issue was addressed; the way the calendar works makes it show it this way, but the budget itself is still the same.

**Secretary’s Report** – (Lori)

**Vice-President/Corresponding Secretary’s Report** - (Pat)

Retention Ponds: 2 ponds located on the north and south parts of the neighborhood. The homes were built and constructed and the ponds are land-locked. The ponds were eroding. Last year the south pond was addressed because there was a road from the Sedona neighborhood to be able to access that pond and fix the erosion problem. Now the problem has been the north pond. There was no access to the north pond due to the homes and the overgrown areas….and the wetlands. Pat explained further details about the cleanup of the north pond. In the future, the aesthetics of the

One neighbor inquired about the easement behind lots 1-5 and how the new 900 home subdivision was accessing. They will not be able to get behind their homes to take care of the land just west of Lot 1. This neighbor has always taken care of the grass cutting of this property but now he is not. I would be ideal is the fences could be backed up to be included in their properties and they would maintain that land. It’s about a 15 foot easement. This neighbor needs to re-do his fence and would gladly replace his fence BEHIND this land.

**President’s Report** – (Margie) Margie very diplomatically addressed some minor concerns about the common areas. She then mentioned the issue that several homes had with standing water due to the beaver dams. She did report the wildlife issue will be reoccurring in several years because that is the nature of the animal. She was asked to bring it up at this meeting so that is exactly what she did. It may come up again for a vote at the annual meeting. Pat interjected that the homeowners paid for this themselves.

The other complaint she mentioned was the common lot that is mainly open grass. It is overgrown and the landscapers have not tended to this area in a long time. As a result, the overgrown area has prevented them from getting their newly sodded yard sufficient sun. It has since been addressed.

Some Asian jasmine has been planted around the 2 boulevards in the entrance of the neighborhood. It is a better looking option than just weeds, but the plan is to have something attractive and

Lot 2 has too many kids and cars all the time. They have received numerous letters and emails over the years. They refuse to do anything about it. They ignore every notice given to them.

The issue and concern of the high-speed traffic on County Road 56. The crepe myrtles are overgrown and need to be trimmed because they are in the line of sight. There is so much traffic and it is only going to increase. The lighting and street lights are much dimmer. The proposition of speed bumps got put down because the neighborhood doesn’t own the actual roads. The speed limit in the neighborhood is 25 mph and it isn’t being observed. Pat said we will continue to send emails and make announcements but it was suggested to all residents to take their phones out and video any offenders. Lori will call Riviera Utilities about the street lights.

It was suggested that we write a letter to the police department about relocating down county road 56 to help monitor with the speeding instead of at Belforest Church parking lot.

Lily Nadjowski-suggests that we have book exchange box for the neighborhood.

Margie announced that we would like to increase attendance at the annual meeting. It is the time to vote on a quarum in order to get anything changed. But we haven’t had much success with attendance. Please voice suggestions or send via email.

**Open Discussion**

**One neighbor mentioned that the need for replacing roofs and fences, it might be time to considering allowing metal roofs. 50+1 to have a quorum.**

**One neighbor mentioned the notion of using proxies.**

**Meeting ended at 7:46**

**All officers decided next meeting to be on Tuesday, July 23rd at 6:30 at Shonda’s house.**