

**Avalon Homeowners Association
Annual Meeting**

Oct 26, 2018 - 6:30pm

Call to Order – (Michael) – the meeting was called to order at 6:30 pm. Annual meeting = voting meeting.

Introduction of Board members – (Michael)

President – Michael Rader

Vice President/Corresponding Secretary – Pat Heiter

Secretary – Margie Suhs – not present

Treasurer – Jeff Shoemaker

ACC Officer – Shonda Carney – not present

Special Activities Officer – Andre Fos

Two board members are rolling off (Michael and Andre). We need at least 2 new board members. They do not necessarily have to take a certain position. Roles can be figured out later.

Welcome to Residents – Michael

Committee Reports

Secretary Report – (Michael for Margie)

- Minutes from last year's meeting and 2018 mid-year meeting were approved and are posted on website.
- This meeting is being recorded to facilitate accurate meeting minutes.
- New residents to be given access to HOA webpage.

ACC Report - (Michael for Shonda)

- If making a change to home (new paint color, fence, etc), homeowner must go through the approval process. Covenants have info re: this. The form for approval is on HOA website. Complete form and send to Shonda by email.
- The rule about boats and trailers in driveway is that there is a 72 hour limit with 5 days in between each instance. If it needs to be in yard longer than 72 hours for cleaning/repair, please let ACC officer know in advance.
- Overnight parking on the street or in the front yard is not allowed by covenants. If a resident has company and they need to park on the street overnight, please let the ACC officer know. A warning is given for 1st offense, but not for subsequent offenses. Fines will be enacted if car is not moved.
- There were a lot of yard maintenance complaints this summer. Requirements are listed in the covenants (also posted on the website). A warning will be given for first time. Then fines are enacted if no resolution.
- The BOD does not police the neighborhood or drive around looking for issues. Normally action by ACC comes from neighbor(s)' complaints.

Questions:

1. Suggestion that ACC officer should act on what she sees – like lean-to over pool pumps. Should not wait for complaints.
2. Suggestion that new homes should blend in with rest in neighborhood. Helps home values and sales.

Special Activities report – (Andre Fos)

Activities for 2018:

- Easter Egg Hunt
- Spring Movie Night
- Yard of the Month
- Neighborhood Yard Sales – spring and fall. Vote taken re: whether to have just once a year. Plan to maintain 2 times/year.
- Halloween Hay Ride – plan to have this for Halloween 2018. We did not have it last year due to logistics issues.
- Christmas Decoration Contest – judges are from out of neighborhood and no board members are allowed to participate (same applies to yard of the month).
- Christmas Movie Night – tentatively scheduled for Dec 1, 2018.
- Power Wash Day – every spring.

Question re: yard sales and neighborhood Christmas decorations. Resident volunteered to help put up decorations at entrance.

Suggestions?

- Email HOA board with suggestions. Possibly schedule an adult party at gazebo.

Treasurer's Report - (Jeff)

Balance sheet and financial documents provided.

- Current Balances – have a reserve fund of ~\$29,025. There is a total of \$49,000 in account, including the reserve. There is currently \$67,000 in bank to cover HOA expenses through the end of the year. Currently, the HOA will have enough money and should not need to go into emergency fund.
- Recently paid for retention pond repair and did not touch reserve fund.
- Budget – 2019 forecast is almost identical to 2018, plus or minus ~\$400. Brief overview of what money is allocated to different items/costs was given.
- There is a chance that we may need to replace the outgoing security camera at the front entrance. It is malfunctioning.
- Allocated ~\$2000 for pond maintenance to Lake Doctors for maintenance for the year.
- Storm water drainage repair: one retention pond had major erosion damage and was recently repaired. The other retention pond may need work in 2019.
- Invoices for 2019 dues will be sent out by email. Dues for 2019 will remain at \$325/year.

Questions:

1. How long has the departure camera been malfunctioning? Michael responded that it works fine some nights and may only work a few hours on the next night. It seems to work fine during the day. Board is evaluating repair vs. replacing costs.
2. Resident lives on County Rd 54W, asked if cameras capture anything for them. Michael responded that they do not. County 54W is a public road.

3. Are cameras out of warranty? Michael responded that they are.

Vice-President/Corresponding Secretary Report - (Pat)

- Pat updates email addresses and website, puts out neighborhood notices, etc. Has taken on corresponding secretary role.
- Welcome committee – checking if all new people received a welcome basket. Pam Heiter is helping with that. She has delivered 9 of the 14 identified new residents. Plans to deliver the rest when people are home. Trying to determine who moves in and when. Pat used Baldwin County probate records and cross reference with list of owners to identify new residents within last 6 months. Maria identified herself as a realtor and will be willing to provide info on home sales and changes of ownership.

In 2014, the HOA learned that we had a retention pond we did not know we had. There are 2 ponds: north and south. We had a fill in of south pond by run off from Sedona. Sedona was approached and came in and dug out the dirt. Erosion damage was still occurring after that. The south pond was collapsing in and washing out. The bank of this pond was fortified recently. Pictures were shown in a slide show.

Questions:

- Lori Hadley had questions about north pond issues impacting her back yard and eroding under her fence. Pat has not been able to get clear answers yet because it is hard to access north pond. There are natural springs in this area that also affect things. There are steep slopes and multiple drain boxes in there. Pat is hoping to be able to go down beside her west-side fence without going on the resident's property. He proposes doing a survey first to determine where everything is, cut some of the brush down, and then have a contractor evaluate access and repair issues.
- Mr. Welch is a resident who used to be involved in this type of repair work. He reviewed the repairs and believes that they will last for a long time. It appears that the contractor did a good job.
- How high will the water rise in these ponds? Pat explained that there is an outlet from the pond that will drain into the wetlands when the water reaches a certain level.

President's Report – (Michael) –

- There were not enough people present for a quorum tonight, so can't vote and raffle for dues cannot occur.
- Michael is working on fixing the timers in the fountain.
- Mechanical maintenance in progress for lights and ponds.
- Email addresses for board members are listed on the website. Residents can contact them that way. These will go to personal email addresses. Residents can update email addresses on the website.
- Webpage – please use. It is not being used to its fullest. There is a message board for selling, services, etc. All residents can post.
- No recollection of unfinished business from last year. Resident can bring up, if there is.
- We need at least two new board members to replace the outgoing board. We would rather keep the management within the neighborhood, rather than pay an outside group. Requested names: Mr. Dearman, Ms. Hadley, Ms. Najdowski.
- Garbage pick-up letter – please be aware that the requirements for Baldwin County cans, placement of can with front facing street, and at least 12 inches between two cans. The cans should be side-by-side, not one in front of the other. Enforcement begins Nov 1st.
- Big item and yard waste trash should not block street or sidewalk whenever possible. The trash department must be called to schedule a pick up for these items or they won't pick them up.

Questions:

1. Comment: There are 3 species of turtles in the pond, including one endangered species. Please be kind to the turtles.
2. Does the neighborhood have a Facebook page? Michael responded that we used to but don't currently. The next board can consider implementing one.

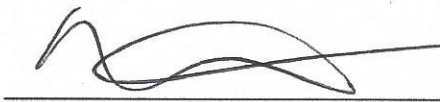
Open Discussion

- Thanks to Michael and Andre for time spent serving on the board and all the work done.
- Recycling will be coming back to firehouse again.
- Islands at front entrance need help: dying plants, etc. Michael responded with information re: quotes received so far for work. Could be costly, but also looking at possible lower cost alternatives.
- Will Jubilee Farms and nearby construction impact the retention ponds and will there be a road through Avalon? Michael addressed question re: placement of road on western boundary of neighborhood and described interactions with Daphne City Council and mayor who disregarded input from all who spoke.
- Suggestion was made for gazebo repair. Michael addressed question and noted that it is on board's radar.

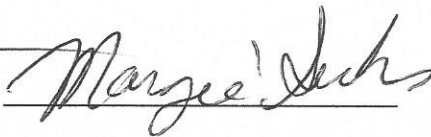
The meeting was adjourned at 7:46 pm.

Thank you for your attendance. We look forward to seeing you at the mid-year meeting.

APPROVED



Michael Rader, President



Margie Suhs, Secretary

Pat Heister
Vice President