

**Avalon Homeowner's Association
Mid-Year Meeting
Minutes
June 8, 2015**

Introduction of Board Members:

President: Dan Detman
Vice President: Paul Brown
Secretary: Shonda Carney
Treasurer: Joel Emmett (not present)
ACC Chair: Frank Trotter
Special Committees: Michael Rader

Meeting was called to order by Dan Detman at 6:30 p.m. at the Avalon common area Gazebo.

Dan welcomed all new Avalon Residents.

SPECIAL COMMITTEE: Michael Rader

1. Annual Yard of the Month Contest –

Current Winner for June 2015: Shipman Family on St. Ives Court.
May Winnerr 2015: Peddicord Family on Saxson Court

Nomination Process: Neighborhood sections are assigned to board members. Each six board members will pick a yard for two outside judges (non-residents) to choose Yard of the Month. Judging takes place between the 20th and 25th of each month. YOM is awarded on the first of each month for the months of May thru September.

2. Neighborhood Yard Sales-

Spring Yard Sale was a success! The yard sale will be repeated in the fall. Dates were chosen by Avalon residents via an email survey. HOA fees pay for the Ads that are placed in the paper and on Craigslist. Everyone is welcomed to host their own yard sale at any time.

ACC REPORT: Frank Trotter

“ACC Issues Mid-year Avalon HOA Meeting 2015”

1. Parking on the streets overnight. Reoccurring offenses on Trowbridge and St. Ives Court.
2. Driving across residents' yards with vehicles; leaving tire tracks. Please call Sheriff's department to report trespassers.

3. Parking of RVs, trailers, boats, etc. for longer than 72 hours in driveway. Please notify the Board for a time extension for parking these recreational vehicles (cleaning/maintenance). Parked RVs, trailers or boats in the back yard must not be visible from the streets.
4. Trash cans are being left out past Thursday afternoons. Please move your trash cans from street visibility by 6pm on Thursdays.
5. Speeding in the neighborhood... Please slow down!
6. Not stopping at stop signs, especially at Halcyon Loop / St. Ives and Avalon Blvd. / Halcyon Loop. Please be aware of children riding their bikes/motorized vehicles on the streets/ sidewalks, especially at these corners!
7. Children riding golf carts and/or 4-wheelers on Residents' properties. Property is being rutted up. Please be mindful: property lines back up to the common area.
 **Only golf carts are allowed in the common area (please be respectful).
 **4-wheelers are not allowed in the common area.
 **All motorized vehicles on the sidewalks should be respectful of pedestrians.
8. Several of our residents are not maintaining shutters/doors/painting, etc. Now is a great time for maintenance! ACC forms are not required if you are repairing with same colors, materials, stain, etc. If you are making changes, ACC forms are required to be filled out and approved by the Board.
9. A few of our residents are leaving trash/scrap/broken shutters out in plain sight for extended time (months).
 **Baldwin County Solid Waste allows:
 1. Two free Bulk pickups (furniture, appliances, carpet) per quarter and
 2. Two free Yard Debris pickups per quarter (bagged leaves and small limbs/brush)*. You must schedule these pickups with them (251)979-6878.
10. Several of our residents are not maintaining their yards nor shrubbery on a regular basis, including a lack of consistent edging along sidewalks and driveway. Leaves and grass are being blown into the streets that end up in our detention ponds via culverts.

Avalon Pond Maintenance:

- The Pond has been fertilized with aquatic fertilizer three times this year and will continue to be fertilized every 5-6 weeks.
- Cattails have taken over! Frank will be glad to talk to anyone whom may be interested in donating their time. The Board will approve the purchase of the herbicide. Aquatic herbicides, Glyphosphate 5.4 or Diquat, are used on the cattails for maintenance. Both herbicides are safe for the fish. Reducing the cattails may reduce the snake population in/around the pond.

Approximate cost for maintenance to reduce the population of the cattails as they are today = \$150-200. Once cattails are back to a manageable population, they

will cost \$50-75/year to maintain. Our landscape company does not manage aquatic landscape.

- Non-residents fishing in our pond continue to be a problem. An Avalon resident must accompany any Non-residents (friends/family) fishing in the pond. Please help keep this valuable resource nice for Avalon residents. Inform any non-residents of our rules and posted signs.

AVALON ISSUES: Dan reported

- Sign Vandalism / Thefts – Please call the Sheriff’s Department if needed and contact the board so we can send out neighborhood notices/warnings.
- Detention Ponds/ Flooding 2014 -
Upper pond was cleaned out after the April 2014 flooding. The lower pond is still in the process of having silt removed by Sedona Subdivision. Sedona’s breached berm affected our lower pond as well as two of our residents’ lots during the flood. Sedona received the Board’s approval to begin the work. We are waiting on a start date.
Projected Total Remediation Expenses = \$28000

TREASURER REPORT: Dan reported

Avalon Financial Status as of June 2015

Current Available Funds				
Checking	\$31,608			
Reserve Funds	\$29,025			
Total Available Funds		\$60,633		
Accounts Receivable		\$782		
Total Assets			\$61,415	
Projected Total Flooding Remediation Expenses	\$28,000			
Flooding Remediation Expenses - YTD	\$14,500			
Projected Remediation Expenses Balance		\$13,500		
Recurring Monthly Expenses - July - December		\$12,000		
Total Projected Expenses			\$25,500	
Projected End-of-Year Funds Balance				\$35,915

NEW BUSINESS: Three Board positions will open and will need to be filled at the Annual Meeting in December 2015.

NEXT ANNUAL MEETING:

Tentatively scheduled for: Monday, December 7, 2015 at 6:30pm. Location to be announced.

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

APPROVED:

(signed)_____

Dan Detman, President

(signed)_____

Shonda Carney, Secretary