

Avalon Homeowners Association
2011 Annual Meeting
December 5, 2011
Minutes

DRAFT

Call to Order – Jerry Davis

The Annual Meeting of the Avalon HOA was called to order at 6:05 PM in the Jubilee Baptist Church, located at 9264 Pleasant Road, Daphne, AL. The following Board members were present and introduced to the attendees: Mary Vining, Vice President; Dan Detman, Treasurer; Lori Collins, Architectural Control; Jason LeClear, Secretary; and Jerry Davis, President.

Quorum – Jerry Davis

A quorum was not present at the beginning of the meeting.

Minutes of 2010 Meeting – Jerry Davis

Minutes of the 2010 Annual Meeting had been posted on the Avalon HOA website since December 2010 and the corrections recommended were posted to the minutes. Ralph Stemp (Lot 117) moved the posted minutes be approved with the stipulation that the items referenced in the minutes as attachments be so attached both on the website and hardcopy maintained by the Secretary. Jerry Davis indicated the noted attachments would be posted on the web site by midnight tonight as they were in the Secretary's possession. _____ (Lot __) seconded that the minutes be approved as posted on the website. Motion passed by voice vote.

Treasurers Report – Dan Detman

Our current bank balance is \$22,230. There had been some question if this was the only account the HOA maintained and it is the only account.

The accounts receivable are \$8,197. This amount is from one homeowner who is not current in their dues for the past three years and four vacant lots owned by one development company also not paid for the past three years. All five of these lots have liens filed for all unpaid amounts owed in 2011 and previous years.

Looking at the Profit and Loss statement, Dan predicts a net income of \$3,400 at the end of this year. There has been some discussion that this amount seems to indicate a need to lower the annual dues. Your Board has researched this issue and has voted not to reduce the annual dues, based on that we have identified the goal of maintaining 75% of one year's income (\$28,500.00) as a cushion against any unexpected expenses. If there are no significant unexpected expenses in 2012 this amount should be present by the end of 2012. The Board will evaluate the dues before the Annual Meeting this time next year. Later in the meeting there will be a discussion about the use of the common area on Halcyon Loop between lots 29 & 30 and if there is a decision to make any improvements on that common area, the predicted surplus funds will not be likely.

Our projected budget for 2012 is not significantly different from last year. We have budgeted for some beautification projects totaling \$3,660.00. These projects will be discussed later in the meeting.

There were no surprises in the 2011 expenditures leaving a net profit. Part of the listed profit is due to not having purchased the new trees around the back side of the pond, a 2011 budgeted item.

The trees are due to be installed in late December or January of 2012. Additionally, the usual expenditures for December have not been posted which are mainly landscaping and utilities. As soon as those expenditures are paid, that document will be posted on the web site. There were no questions from the homeowners about the previous year's expenditures.

Dan explained the Board will be evaluating the liability insurance that comes up for renewal in April. We currently have a policy with State Farm that cannot be modified in any way so before the renewal date the Board will be exploring the possibility of improving our coverage with other companies and this may affect the proposed budget. The current policy is approximately \$900.00.

The Baldwin County Tax Assessor has made a general decision that the value of common ground held by a homeowner's association will be absorbed by the homeowner's properties in that subdivision. So this means the HOA will not be billed for property taxes in 2011. For Avalon, this is only \$39.00.

The invoices for the 2012 homeowner's dues will be emailed to lot owners in the next few days. The amount will be \$300.00. The dues are payable in full by December 31, 2011. There is a grace period that extends to Jan 31, 2012, but after that date there is a finance charge of 1.5% per month on the unpaid balance beginning February 1, 2012. If anyone would like paper copies of these invoices please notify Dan or any of the Board members. If anyone anticipates needing to make partial payments or set up a payment plan, this is not a problem, but please communicate this desire to Dan or one of the Board members. In these cases, the monthly finance charges will be applied to the unpaid balance as of February 1, 2012.

Van Stevens (Lot 3) asked if the insurance policy we currently have covers the subdivision or the HOA Board members. Dan explained, the policy is a liability policy covering personal injury sustained on any of the common property as during our HOA picnic last summer. Additionally the policy covers any liability against Avalon Board members in the conduct of HOA business.

Communications Committee – Dan Detman

The Avalon web site continues to be a success as most of the Avalon homeowners are registered and Dan reminded the homeowners this is a cost free service. Homeowners are asked to keep their email address current on the web site and if not registered on the web site to let any Board member know of a change in email so periodic messages will be received. If desired, two or more email addresses can be set up to receive these messages. There was a question about staying logged in to the web site (an option one can select at login) and Dan explained doing this does not cause a security risk and makes accessing the web site quicker. If one forgets their password the only way to find out that information is to go to the web site, enter your 'User ID' which is the email address associated with your name and then click on the "Forgot Password" box at which time your password will be sent to your User ID email address. The Avalon website administrator does not have access to any of the passwords.

A survey sent out to all Avalon homeowners in May 2011, there were questions about the utilization of the common area on Halcyon Loop between lots 29 & 30 and by a vote of 33-29 homeowners were opposed to the placing any playground equipment on that area. In the September 2011 survey there were more specific options about the use of that area and the results were a majority of the homeowners wanted to do nothing on that area. On a separate question, a majority of those responded that they did not want to raise yearly dues or add a special assessment to pay for any modifications to that area. For the September survey 75% of Avalon homeowners responded, a significant number for most surveys. With the lack of a majority, plan Dan explained the Board has done some preliminary cost evaluations to present to the homeowners. A 16' X32' in-ground Gunitite pool would cost approximately \$35,000.00 or about \$275.00 per lot owner. Utility and maintenance for such a pool would cost approximately \$3,500.00 or about \$27.00 per low owner. This does not

include any additional insurance. Another possibility would be to plant a garden with a sitting area at an approximate cost of \$3,000.00 or an assessment of \$24.00 per lot owner. Another option would be to sell the area as a buildable lot leaving an access strip down one side to retain access to the interior of Avalon from lots 6-12 on County Road 54. This option would require the approval of the Baldwin County Planning Commission. There was some discussion about the reaction of the homeowners of lots 29 & 30 to the question of any improvements in that area. Dan explained the two homeowners voted to do nothing on that common area. Van Stevens (Lot 3) asked if there was sufficient room on the lot to allow a sidewalk on one side. The answer by Jerry Davis was that there appears to be sufficient room based on the size of other lots in Avalon and a similar sidewalk between lots 119 and 120 on Trowbridge Court. Additionally Van Stevens asked if there was any idea if the Planning Commission would approve such a modification to the subdivision. Jerry stated that this question has not been explored pending guidance from the homeowners on this issue. Dan explained that the Board will continue to use surveys as a tool to obtain homeowners' opinions and inputs to the Board. Anytime a homeowner has an issue they would like to add to a survey all they need to do is contact any Board member with their desire and that will be added to the next survey. The homeowners were asked if they felt they had ample opportunity to communicate their feelings to the Board and were receiving appropriate information from the Board. There was no response to this question.

Welcoming Committee – Dan Detman

Dan explained the Welcoming Committee consisted of LeeAnn Wright (Lot 49). LeeAnn could use additional support for this committee and if anyone is interested they were asked to contact LeeAnn on the "Contact Us" section of the web site or any of the Board members. LeeAnn is putting some welcoming baskets to take to new residents. The homeowners were asked to notify any of the Board members if they notice anyone moving in or out of Avalon. This will help us keep our documents up to date and insure new residents are welcomed.

Yard of The Month – Jerry Davis

Jerry Davis explained that Mary Vining managed this new program which started in May and ended in October. The following homeowners were selected:

- May - Jason & Nicole Shipman, lot 89 on St. Ives Court
- June - Chris & Jerri-Ann Dugas, lot 20 on Halcyon Loop
- July - Rick & Teresa Cooper, lot 69 on Saxon Court
- Aug - Paul & Peggy Peddicord, lot 68 on Saxon Court
- Sep - Phil & Star Shackelford, lot 109 on Trowbridge Court
- Oct - Joel & Sharon Emmett, lot 126 on St. Ives Court

This program will be continued for the same months in 2012.

Lawsuit Against Avalon HOA Status – Lori Collins

Lori provided a brief background regarding the 2007 lawsuit against the Avalon HOA resulting from a Board decision to allow the parking of a motorhome on lot 113. A joint motion to dismiss the lawsuit was filed and approved by the Alabama Court of Appeals in March 2011, totally terminating the lawsuit. The end result for Avalon was no money being paid and no concessions given regarding the Board's decision. It was explained that the suit was against the HOA Board but it named the individual Board members at the time the decision was made. There was no winner in this case and the homeowner filing the suit has since sold their home and the homeowner with the motorhome sold the motorhome after suffering a stroke but still lives in Avalon.

Common Area Behind Lots 1-4 – Jerry Davis

This issue has consumed many hours of the Board's time in past years. Because this parcel of common land is not accessible for maintenance except by crossing the property of one of eight Avalon homeowners, the Board attempted to deed this common land to the homeowners of lots 1-4. This transfer would have eliminated Avalon HOA's responsibility for maintaining this parcel of common land but we were not able to meet the requirements of Baldwin County to transfer the land. When this solution failed, the Board has asked for written permission from any of the eight homeowners, whose property butts up against the common area, to access the common area by crossing their land when maintenance such as mowing the grass is necessary. None of those eight homeowners granted such permission so in June of this year the Board requested permission to access this area of land from Mr. Bertolla who owns the property that abuts the western property line of Avalon. In July we obtained this permission and by installing a gate, Coastal Exposures Landscaping is now able to access and maintain this common area.

New Rules and Regulations – Lori Collins

Lori thanked the homeowners for keeping their property in a condition that identifies Avalon as a very nice place to live. The need to establish the Rules and Regulations was due to a handful of homeowners who continually fail to complete proper maintenance on shutters, fences, doors, etc. or park/place unattractive items in driveways thus detracting from the overall appearance of Avalon. To date 90% of violations have been resolved by a courtesy email message asking the homeowner to make corrections. Only four "official" letters have been sent and in all of those cases appropriate corrections were made prior to any fines being assessed. Since these rules were enacted there has been a significant improvement in the number of trash containers visible from the street. Bob Clemons (lot 77) asked if aboveground pools were allowed in Avalon. Jerry explained that any additions to the exterior of your home must be requested, in writing, from the Architectural Review Committee. Under the Rules and Regulations if you do not obtain permission for any modifications to your property you are liable for a fine of \$5.00 per day until the approval is granted of the modification is removed. This is for any area of your exterior including back yard. One homeowner asked for the Board to post names of contractors who have successfully provided repairs to Avalon homes. Jerry explained the Board is not able to "certify" people or companies but will post the names on the web site if and when an Avalon homeowner lets us know they have been satisfied with a specific person or company.

Mid-Year Meeting 2011 – Jerry Davis

The Mid-Year Homeowner's meeting in 2011 was held in June at the Gazebo and was the best attended meeting in the past several years. The meeting's primary purpose was the presentation and discussion of the Rules and Regulations but additional topics were discussed. Feedback from the meeting was very positive and the Board will continue to hold mid-year meetings.

Spring Picnic – Dan Detman

Dan reported on the very successful Avalon Picnic this past July 4th and that the Board plans to sponsor a like activity in 2012. In the coming months a survey will provide homeowners an opportunity to identify a date that is best for their family. Some have suggested not holding it on a holiday week end and to hold it before school is out to minimize families traveling.

Quorum – Jerry Davis

Mary Vining informed the meeting there is now a quorum present.

Avalon Articles of Incorporation Modification – Jerry

One of the Avalon homeowners informed the Board the listing of information about the Avalon HOA (a non-profit corporation) with the Alabama Secretary of State is no longer correct. The Board investigated and verified this information. To change any of this information it is necessary to modify the original Avalon Articles of Incorporation. To make these modifications the Avalon Bylaws specifies a vote must be taken and no less than a 2/3 of those attending must approve of the changes. The following modifications are proposed for a vote:

Principle Address – Fairhope to Daphne

Principle Mailing Address – not provided to P.O. Box 386 Daphne, AL 36526

Registered Agent – Rance Reehl to Dan Detman

Registered Office Street Address – 24190 US Hwy 98, Fairhope, AL 36532 to 24427
Saxon Court, Daphne, AL 36526

Registered Office Mailing Address – not provided to P.O. Box 386, Daphne, AL 36526

It was moved by _____ to make the proposed changes as stated. _____ **seconded** the motion. During a brief discussion a homeowner asked if these were the only changes needed in the Articles of Incorporation. Jerry responded that these are the only items that are not accurate at this time. The vote was called for by Euan Reynolds (lot 86). A hand vote taken and it passed without any dissent. The administrative paperwork to changes these items will be sent to the Secretary of State's office and the changes posted on the web site as soon as confirmed.

Christmas Decorating Contest – Jason LeClear

There will be a Christmas decorating contest in Avalon this Christmas. The Board decided this year to outsource the judging of the contest to eliminate any appearance of favoritism by judges living in Avalon. There will be six judges, all non-Avalon homeowners, and the judging will take place during the days of Dec 19-21 between the hours of 6-9 PM. The judges votes will be counted and the winners announced by Christmas Day. The prizes this year will be 1st - \$75.00, 2nd - \$50.00, and 3rd - \$25.00. Questions can be addressed to Jason at the "Contact Us" section of the web site.

Avalon Christmas Decorations – Jerry Davis

The Christmas decorations at the Avalon entrance are up. These are the same decorations used for the last several years. The decorations for next year will be refurbished.

Catchment Basin Covers– Jerry Davis

Around the pond area there are several concrete catchment basins that are not covered and could potentially cause injury to anyone falling into the basin. The Board has requested an evaluation from the engineer firm of record for the surface water drainage system in Avalon but after six months of calling the engineer firm they have failed to respond. For this reason the Board will be obtaining estimates for the coverings and using self-help to install the coverings. As soon as the boxes are covered a message will be sent out to all homeowners.

Plantings Near Utility Boxes – Mary Vining

Prompted by a request from an Avalon homeowner Mary researched the utility companies and learned that the homeowners are not supposed to plant anything within 3 feet of the back and each side of the boxes and 10 feet from the front. It is easy to find many violations of this guidance so homeowners must be prepared to forfeit any plantings placed in the restricted areas. A warning was given regarding telephone cable as the cable from the boxes near the street and the home are only a few inches deep and easily severed.

Speeding In Avalon – Lori Collins

Over the last few months the Board has received numerous complaints of speeding by specific homeowners. Because the streets in Avalon are owned by the county the Avalon HOA Board does not have any authority over vehicle traffic inside the subdivision. With the increase in complaints the Board contacted the Baldwin County Sheriff and they began to increase their assessment of speeding in the subdivision and have issued some citations. Additionally the Board contacted the County Commissioner for our area and he arranged to have the radar trailer placed on Halcyon Loop for most of one week. These two initiatives have caused a temporary improvement in vehicle speeds but only through constant vigilance by all Avalon homeowners can we continue to reduce speeds to the 20 MPH limit which makes our streets safer. The home owners were encouraged to identify and speak to neighbors speeding. If you cannot, or do not want to confront speeders, please email any of the Board members as we will relay this information to the Baldwin County Sheriff.

Pet Courtesy - Jerry Davis

Homeowners were reminded the importance of cleaning up after your pet when away from your yard. Just because the dog is little, is no excuse for not picking up droppings. Also homeowners were reminded that there is a County Ordinance requiring animals to be under the control of their owners (leash law). Animals caught running freely will be taken to the animal shelter and the owners fined when they claim their animal. Repeat offences increase the amount of the fine.

Retention Pond Evaluation and Management – Jerry Davis

The Avalon pond received an evaluation from the State Extension Agency in September. The agent found no significant problems with the pond and the only recommendation was to not let the cat tail plants to overtake any additional area around the pond. The agent sent a packet of information about pond management and Jerry asked for a volunteer to manage the pond. After the meeting ended Gene Evans (lot 127) volunteered to manage the pond.

Thank You To Specific Homeowners – Jerry Davis

The Board singled out some individual homeowners for their contributions in 2011:

Mike Lehan for setting up a weather station and sharing that information with all homeowners through an Internet site.

Sherry Alexander for Coordination of both the Spring and Fall Avalon Yard Sales.

Cathy Blake for consultation on landscaping beautification issues.

All Avalon homeowners who decorated for Halloween.

Nominations/Election of Two Board Members – Jerry Davis

Frank Trotter was elected for a three year term at last year's Annual Meeting and due to a change in employment he needed to offer his home for sale. With this change Frank submitted his resignation as a Director on the Avalon Board of Directors. Per our Bylaws, the Board filled that vacancy by talking to those homeowners who ran for open positions on the Board at the last Annual Meeting. Based on those communications the Board selected Jason LeClear to fill Frank's three year term. Jerry recognized Lori Collins for the outstanding work she completed during her three years on the Board. With Lori leaving the Board there is one vacancy to maintain five directors on the Board. Again, per the Bylaws, the Board surveyed potential directors and places in nomination Euan Reynolds (lot 86) of St. Ives Court. At this point Euan was given the opportunity to present some information about himself. (I was not able to hear his presentation). Jerry then asked three times for nominations from the floor. There were no additional nominations and _____ moved the nominations be closed, _____ seconded the motion and it passed with a verbal vote. As Euan Reynolds was the only nominee he was then welcomed to a three year term on the Board.

Avalon Pond Update - Jerry

Gene Evans (lot 127) Halcyon Loop volunteered to be the manager for any issue relating to the pond. Gene was not able to attend the meeting this evening but has been active this past year in managing the pond to include fertilization of the pond to keep the turbidity of the pond high enough to reduce vegetation growth on the bottom of the pond. He also obtained sterile grass carp that were added to the pond to also reduce vegetation growth. Additionally the cattails are being slowly reduced to keep them from overtaking the pond. Brim and small mouth bass are the two species of fish living in the pond and available for fishing by our residents.

New Live Oak Trees – Jerry Davis

As covered during the discussion of the 2011 budget the Board will be purchasing 10 live oak trees to be planted on the back side of the pond. Quotes have been received from 4 landscape companies and installation will be completed in January

Open Discussion – Jerry Davis

One resident, Mrs. Lincoln, asked if it would be possible to place signs to assist non-residents in locating the exit to County Road 54. She was told this issue would be surveyed to assist the Board with a decision.

Another homeowner asked who owned the street lights as he had noticed some of the lights out. Jerry explained all of the street lights are owned by Riviera Utilities and we pay a flat monthly fee for their operation. We do not pay for replacing burned out lights. It was asked that any resident noticing a burned out light write down the number on the pole and the closest home address to the pole. This information can be called in directly to Riviera or sent/given to any Board member. Riviera is very prompt in replacing burned out lights once notified but they do not actively search for burned out lights.

Jerry explained that with the low turnout tonight we just barely had enough homeowners attending to make a quorum and there were no proxies submitted. The Board changed the proxy procedure for this meeting but none of those attending took the time to complete the forms. Had we not had a quorum no votes could have been taken and some issues would have fallen to the Board and others would not have been accomplished. This issue will be discussed by the Board in an attempt to increase attendance at these meetings.

Adjourn – Jerry Davis

There being no further business the meeting was adjourned at 7:40 PM

APPROVED:

JERRY DAVIS, PRESIDENT

JASON LECLEAR, SECRETARY

A copy of the sign-in spreadsheet needs to be attached to these minutes as well as the financial forms Dan discussed.

8:11 AM
12/01/11
Cash Basis

Avalon Homeowner's Association, Inc.
Profit & Loss
January 1 through December 1, 2011

	<u>Jan 1 - Dec 1, 11</u>
Income	
Association Fees	38,000.00
Miscellaneous Income	728.74
Total Income	<u>38,728.74</u>
Expense	
Common Area Landscaping	15.00
Insurance	894.00
Lawn Maintenance	15,312.21
Legal Fees	908.50
Miscellaneous Expense	-52.30
Neighborhood Festivities	1,076.39
Neighborhood Improvements	800.40
Pond Maintenance	97.72
Postage	104.59
Repairs & Maintenance	2,741.29
Supplies	53.73
Utilities	5,570.93
Vacant Lot Maintenance	1,490.00
Website	498.99
Write Offs	230.00
Total Expense	<u>29,741.45</u>
Net Income	<u><u>8,987.29</u></u>

6:12 AM
01/01/12
Cash Basis

Avalon Homeowner's Association, Inc.
Balance Sheet
As of December 31, 2011

	<u>Dec 31, 11</u>
ASSETS	
Current Assets	
Checking/Savings	
Compass Bank	25,945.52
Total Checking/Savings	25,945.52
Other Current Assets	
Undeposited Funds	5,550.00
Total Other Current Assets	5,550.00
Total Current Assets	31,495.52
TOTAL ASSETS	<u>31,495.52</u>
LIABILITIES & EQUITY	
Equity	
Retained Earnings	13,233.02
Net Income	18,262.50
Total Equity	31,495.52
TOTAL LIABILITIES & EQUITY	<u>31,495.52</u>

6:43 AM

03/29/12

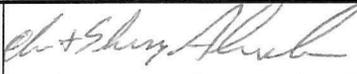
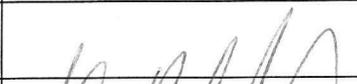
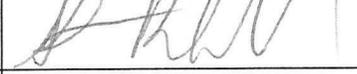
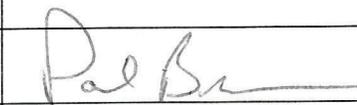
Avalon Homeowner's Association, Inc.

A/R Aging Summary

As of December 1, 2011

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>> 90</u>	<u>TOTAL</u>
Lot 046-Jones	18.14	17.88	0.00	17.61	1,174.07	1,227.70
Lot 079-John Allen Corp.	29.32	92.92	65.00	156.50	1,640.01	1,983.75
Lot 101-John Allen	25.29	88.95	0.00	88.60	1,508.19	1,711.03
Lot 102-John Allen	25.29	88.95	0.00	88.60	1,508.19	1,711.03
Lot 103-John Allen	23.12	86.82	0.00	86.49	1,367.99	1,564.42
TOTAL	<u>121.16</u>	<u>375.52</u>	<u>65.00</u>	<u>437.80</u>	<u>7,198.45</u>	<u>8,197.93</u>

Avalon HOA Annual Meeting Sign-In
December 5, 2011

Lot	Last Name	First Name	Sign In Here	By Proxy
40	Alexander	Chris & Sherry		Print: Sign:
90	Alexander	Clifton		Print: Sign:
79	Allen	John		Print: Sign:
101	Allen	John		Print: Sign:
103	Allen	John		Print: Sign:
102	Allen	John		Print: Sign:
52	Audet	Steve & Kristen		Print: Sign:
108	Baker	Gary & Lisa		Print: Sign:
33	Barfield	John		Print: Sign:
28	Barfield	Steve & Jackie		Print: Sign:
80	BB&T			Print: Sign:
91	BB&T			Print: Sign:
78	Beech	Mike & Ally		Print: Sign:
95	Benson	Jack & Sharon		Print: Sign:
37	Blair	Shawn & Melody		Print: Sign:
22	Blake	Phil & Cathy		Print: Sign:
113	Blinco	Leslie & Kathleen		Print: Sign:
31	Braswell	Joey & Kasie		Print: Sign:
10	Brown	David & Pam		Print: Sign:
16	Brown	Paul & Tammy		Print: Sign:
14	Bryan	Brad & Shae		Print: Sign:

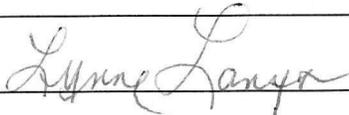
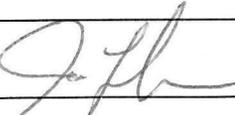
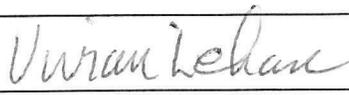
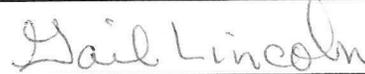
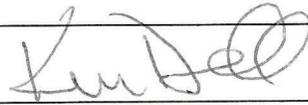
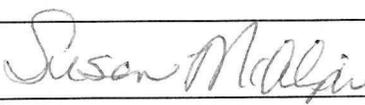
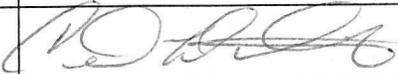
Avalon HOA Annual Meeting Sign-In
December 5, 2011

Lot	Last Name	First Name	Sign In Here	By Proxy
96	Buck	Ryan & Julee		Print: Sign:
5	Burnam	Richard & Kathy		Print: Sign:
84	Bush	Mark & Tina		Print: Sign:
111	Butts	Allen & Kim		Print: Sign:
57	Cady	Theresa		Print: Sign:
67	Calloway	Steve & Josie		Print: Sign:
88	Cassibry	Rob & Sue		Print: Sign:
98	Cazalas	Joe & Maria		Print: Sign:
92	Ciani	Lorraine & Leonard		Print: Sign:
93	Ciani	Lorraine & Leonard		Print: Sign:
77	Clemons	Bob & Kathy	<i>Kathy & Bob Clemons</i>	Print: Sign:
97	Collins	Bob & Lori	<i>[Signature]</i>	Print: Sign:
1	Comerford	Joe & Kelly		Print: Sign:
69	Cooper	Rick & Teresa	<i>Teresa Cooper</i>	Print: Sign:
121	Cummings	Brian		Print: Sign:
15	Daniell	Forrest & Emma		Print: Sign:
73	Davidson	Bill & Kellie		Print: Sign:
21	Davis	Jerry & Joanna	<i>Jerry Davis</i>	Print: Sign:
119	Deakins	Jeff & Karen		Print: Sign:
18	Dearman	Ed & Sharon	<i>Ed & Sharon Dearman</i>	Print: Sign:
76	Detman	Daniel & Cynthia	<i>Dan & Cynthia Detman</i>	Print: Sign:

Avalon HOA Annual Meeting Sign-In
December 5, 2011

Lot	Last Name	First Name	Sign In Here	By Proxy
20	Dugas	Chris & Jerri-Ann		Print: Sign:
118	Dunagan	Greg & Kim		Print: Sign:
126	Emmett	Joel & Sharon	<i>Sharon Emmett</i>	Print: Sign:
50	Engel	Kenny & Connie	<i>Kenny</i>	Print: Sign:
58	Engelmeyer	Mark & Tina		Print: Sign:
127	Evans	Gene & Donna		Print: Sign:
6	Freund	Kurt & Kathie		Print: Sign:
116	Gealy	Gary & Candace	<i>Candace Gealy</i>	Print: Sign:
32	George	Kevin & Shannon		Print: Sign:
47	Gibson	Tom & Terry	<i>Tom & Terry Gibson</i>	Print: Sign:
106	Gifford	Michael & Angela	<i>Michael Gifford</i>	Print: Sign:
104	Givan	Thomas & Alexa		Print: Sign:
53	Goleniowski	Joseph & Frances		Print: Sign:
129	Hamilton	Paul & Charlene	<i>Paul Hamilton</i>	Print: Sign:
123	Harris	Michael & Miriam		Print: Sign:
23	Hassall	Rick & Jan		Print: Sign:
11	Hayes	Charles		Print: Sign:
38	Hayes	Michael & Patty		Print: Sign:
48	Henderson	Ellis & Eileen		Print: Sign:
35	Jackson	Webb & Jennifer	<i>Webb</i>	Print: Sign:
46	Jones	Clint & Cheryl		Print: Sign:

Avalon HOA Annual Meeting Sign-In
December 5, 2011

Lot	Last Name	First Name	Sign In Here	By Proxy
51	Jones	William & Dianne		Print: Sign:
19	Kane	Jimmy & Linda		Print: Sign:
24	Keel	Larry & Michelle		Print: Sign:
36	Kenny	Mark & Lora		Print: Sign:
63	King	Kenneth & Lucy		Print: Sign:
66	Kirk	Jim & Julie		Print: Sign:
41	Lambert	Gary & Alana		Print: Sign:
70	Lanyon	Bill & Lynne		Print: Sign:
74	Lay	James & Andrea		Print: Sign:
120	LeClear	Jason & Ann		Print: Sign:
44	Lee	Danny & Sandra		Print: Sign:
12	Lehan	Michael & Vivian		Print: Sign:
62	Liffick	Joe & Ginger		Print: Sign:
85	Lincoln	Clayton & Gail		Print: Sign:
60	Little	Heith & Allison		Print: Sign:
29	MacDonald	Ken & Karen		Print: Sign:
34	Marquis Properties	Gene Evans		Print: Sign:
99	Matson	Brian & Sherri		Print: Sign:
125	McAlpine	Dave & Susan		Print: Sign:
42	Mershon	Kevin & Naurita		Print: Sign:
128	Miles	Carl & Kimberlie		Print: Sign:

Avalon HOA Annual Meeting Sign-In
December 5, 2011

Lot	Last Name	First Name	Sign In Here	By Proxy
100	Miller	Janice		Print: Sign:
2	Mott	Bryan		Print: Sign:
105	Mount	Steve & Amy		Print: Sign:
83	Nelson	Richard & Molly		Print: Sign:
39	Norris	Mike & Shannon		Print: Sign:
122	Palmer	Phenix & Marilyn		Print: Sign:
82	Pamphilis	Chris & Mandy		Print: Sign:
54	Paul	Joe & Cindy		Print: Sign:
43	Pawson	Bob & Pat	<i>Bob Pawson</i>	Print: Sign: <i>Bob</i>
68	Peddicord	Paul & Peggy		Print: Sign:
71	Peevy	Bill & Pat		Print: Sign:
55	Perrigin	Steve & Dyan		Print: Sign:
115	Pierce	Matt & Claudia		Print: Sign:
17	Presley	Don & Dale	<i>Don Presley</i>	Print: Sign:
30	Pridgen	Toby & Dana		Print: Sign:
72	Rader	Michael & Rhonda		Print: Sign:
94	Reed	Matt & Jamie		Print: Sign:
86	Reynolds	Euan & Suzanne	<i>Euan Reynolds</i>	Print: Sign:
45	Roberts	Melanie		Print: Sign:
7	Robertson	Dennis & Cindy		Print: Sign:
112	Rubio	Jennifer		Print: Sign:

Avalon HOA Annual Meeting Sign-In
December 5, 2011

Lot	Last Name	First Name	Sign In Here	By Proxy
65	Ryan	Lehman & Susan		Print: Sign:
81	Schelper, Michael	Linton, Jill		Print: Sign:
109	Shackelford	Phil & Starr		Print: Sign:
89	Shipman	Jason & Nicole		Print: Sign:
9	Stein	Chip & Shannon		Print: Sign:
26	Stejskal	David & Mindy	<i>David Stejskal</i>	Print: Sign:
117	Stemp	Ralph & Anne	<i>Ralph Stemp</i>	Print: Sign:
3	Stephens	Van & Patti	<i>Van H. Stephens</i>	Print: Sign:
124	Stuart	Jimmy & Shelia		Print: Sign:
110	Suhs	Rich & Margie		Print: Sign:
107	Sullivan	Marion & Linda		Print: Sign:
114	Thigpen	Ebbie & Susan	<i>Ebbie Thigpen</i>	Print: Sign:
13	Torres	Jorge & Tanja		Print: Sign:
4	Trotter	Frank & Dede		Print: Sign:
61	Tschudy	Dave & Debbie		Print: Sign:
56	Turner	Dale & Angela		Print: Sign:
87	Usher	Dave & Denise		Print: Sign:
75	Van Antwerp	Jim & Allison	<i>James Van Antwerp</i>	Print: Sign:
64	Vining	Jim & Mary	<i>James D. Vining</i>	Print: Sign:
8	Watkins	Tom & Sharon		Print: Sign:
27	Weaver	Wesley T & Donna K	<i>Wesley Weaver</i>	Print: Sign:

Avalon HOA Annual Meeting Sign-In
December 5, 2011

Lot	Last Name	First Name	Sign In Here	By Proxy
25	Wiggins	Larry & Pam		Print: Sign:
49	Wright	Brad & Leeann		Print: Sign:
59	Yim	Kil & Martha		Print: Sign: