

**Avalon Homeowner's Association**  
**Annual Meeting**  
**Minutes**  
December 7, 2015

**Introduction of Board Members:**

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

**Meeting was called to order by Dan Detman at 6:30 p.m. at Three Circle Church.**

**Dan welcomed all new Avalon Residents.**

**PRESIDENT:** Dan Detman reported the following:

- Three Board positions were announced – Vice President, ACC Chair, and Special Committee Chair.
- The chair entertained a motion to approve the December 2014 Avalon Annual Meeting Minutes. All members were in favor and the motion was passed. The minutes were approved and signed.
- The chair entertained a motion to approve the June 2015 Mid-Year Meeting Minutes. All members were in favor and the motion was passed. The minutes were approved and signed.

**SPECIAL COMMITTEE:** Michael Rader

- Michael detailed the responsibilities of the Special Committee Chairperson:
  1. Spring and Fall Neighborhood Yard Sales
  2. Yard of the Month – Yards are judged each month from May thru September. Two families from outside of Avalon (non-residents) judge the Yard of the Month. Judging takes place between the 20<sup>th</sup> and 25<sup>th</sup> of each month. Winners receive the “Yard of the Month” sign in their yard for the month. Board members are not eligible to participate.

**\*2015 Yard of the Month Winners announced:**

May – Peddicord Family on Saxon Court

June – Shipman Family on St. Ives Court

July - Dugas Family on Halcyon Loop

August – Jones Family on Avalon Boulevard

September – White Family on St. Ives Court

3. Christmas Decoration Contest - Yards will be judged between December 14- 20. Two families outside of Avalon will judge. Cash Prizes are awarded for first, second, and third places (\$75, \$50, \$25 respectively).

**VICE PRESIDENT:** Paul Brown – No Report

**SECRETARY:** Shonda Carney – Not Present

**TREASURER:** Joel Emmett reported:

Joel referred the audience to the pamphlet that each member received at the door (2015 Financial Report). **\*\*Please see Attachment**

- Joel pointed out that Our Fiscal Year mirrors the Calendar Year (January – December operating entity).
- Accounting is done by the cash method not the accrual method.
- The budget was discussed in detail as laid out in the pamphlet.
- Line items on the Balance Sheet were discussed.
- Joel explained the difference between the Operating Fund and the Reserve Fund.
- Line items for the detention ponds were reviewed in detail: Ponds' annual maintenance, monthly fertilization, and the completed work for the 2014 storm damage.
- Joel explained that the Reserve Fund is a static number. \$29K was set by 75% of our annual income based from our previous dues level and has not been adjusted off the new \$325/month dues level. Operating Fund and the Reserve Fund sit in the same bank account.
- Joel gave the overview for the 2016 Budget.
- Joel stated that the roadway storm receivers (boxes) are in need of repairs due to erosion. Sink holes have developed around the perimeter of these boxes. The Board is taking bids for the repairs to be completed.
- The HOA dues will remain at \$325 for 2016.

**ACC REPORT:** Frank Trotter reported:

1. Please contact ACC Chair for making any changes to the outside of your property, for example, changing paint colors, adding any additions, planting new trees, etc. ACC forms are found on the Avalon HOA website ([www.avalonhoadaphne.com](http://www.avalonhoadaphne.com)).
2. Please keep in mind that leaves/grasses blown into our streets end up in the drainage culverts causing damage to the detention ponds.
3. Please have your trash cans out of view by Thursday evenings at 6pm. They must not be seen from the streets.
4. Boats and RVs are not allowed to be parked in driveways for more than 72 hours without giving PRIOR notice to the ACC chair.
5. Avalon is coming up on its 13<sup>th</sup> year anniversary. Homeowners on Highway 54 have grinder pumps that are beginning to need replacements. Baldwin County Sewer offers replacement pumps.  
Turnkey replacement pump = \$2200 that should last 10 years.

**PRESIDENT:** Dan Detman reported:

**2014 Storm Damage inside Avalon**

- North and South Detention ponds sustained damage during the 2014 Storm. A contractor was hired to clean the vegetation out of the detention ponds / wetlands area as so to withstand water run-off. All ponds have been restored. Moving forward, all ponds are included in the monthly maintenance contracts to ensure any future storm damage is kept at a minimum.
- St. Ives and Trowbridge have concrete storm receivers (boxes) that lead to the west detention pond. These two receivers sustained damage from the rushing waters causing significant erosion. The Board is taking Contractor bids to reseal the pipes and repair the damage.

**2016 Board of Directors Voting Ballots**

- Dan thanked Frank Trotter and Michael Rader for serving their terms as Board members. He announced that no quorum was reached at the meeting. Without a quorum, the Board can officially appoint new Board members. Michael Rader, Keeney King, and Jerry Davis placed their names on the ballot for 2016 Board positions. No other nominations were given by the members.

**Welcome to the Board:** Michael Rader, Keeney King, and Jerry Davis

### **OTHER NEWS:**

- Dan announced that Shonda Carney, secretary, has agreed to take over the Welcome Committee duties.
- Ralph Stemp approached the Board pertaining to city annexation. He spoke of his concerns for the neighborhood. From his research, he found that Avalon could be a \$60000/year asset for the City of Daphne. Mr. Stemp would like for Avalon to have a political defense in place. He pointed out that Avalon has 300 people in the neighborhood and we need nothing from the city (we have our own sewage, water, and electric).
- Dan stated the Mid-Year HOA meeting will be scheduled for June 2016.
- Avalon Homes for sale on the MLS are averaging \$117/sqft.
- A member questioned the extra Ciani lot #92 on St. Ives being for sale. Dan confirmed.

### **NEXT ANNUAL MEETING:**

Tentatively scheduled for the first Monday of December 2016 at 6:30pm. Location to be announced.

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

### **APPROVED:**

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**Dan Detman, President**

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**Shonda Carney, Secretary**

