

# **Avalon Homeowners Association**

## **2008 Annual Meeting**

### **December 1, 2008**

#### **Minutes**

#### **Call to Order – Don Presley**

#### **Quorum – Clint Jones**

It was determined that only 51 Members were present and/or accounted for through Proxy. Therefore, according to the governing Articles, the meeting proceeded ad-hoc for informational purposes, with no objection.

#### **New Business – Don Presley**

- Introduction of process to elect new Board Member due to vacancy created by Van Stephens (3)
- Re-Introduced the Board Members and their respective roles
- Jerry Davis (21) interjected during Don's comments to inquire about communication issues. It was decided that a Communications Committee would be created and volunteers for that committee included Jerry Davis (21), Joe Cazalas (98), Bo Blackwell (12) and Margie Suhs (110).
- Proceeded with the election of new Board member. The Nominating Committee, in accordance with the Bylaws, presented a candidate, Bo Blackwell (12). Nominations were accepted from the floor. Lori Collins (97) and Jerry Davis (21) were both nominated and both accepted. With no further nominations a vote was taken and Lori Collins (97) was elected by a majority vote.

#### **Membership Report – Clint Jones**

- Member list is maintained in the Association books and also available by email upon request or periodically distributed as updates are made
- Further discussion about distribution of information, the creation of a website, more effective email abilities and the availability/distribution of Minutes from Member meetings.

#### **Treasurers Report – Shawn Blair**

- Review of current finances for 2008 (see attached)
- Presentation of Board approved Budget for 2009 (see attached)
- Announcement of 2009 Dues - \$375 per Member

#### **Architectural Control Committee – Kim Miles**

- Report on current status of the committee and plans for moving forward
- Discussed the new effort of the ACC to be proactive in eliminating and preventing violations
- Currently evaluating bids for Landscaping and lawn-maintenance contract
- ACC will make efforts to communicate more with Members about infractions, improvements and concerns in the neighborhood

#### **Member Comments**

Steve Audet (52) agreed to install up-lighting on the trees surrounding the lake and on the gazebo at no charge to the Association provided there are volunteers to assist with the labor.

A Garden Committee was formed and several members volunteered to help. Those that volunteered were: Kitty Knoedler (112), Mary Lassiter (42), Ed Kinsey (76), Sharon Emmett (126), Cathy Blake (22) and Maria Cazalas (98). Sharon Emmett (126) agreed to chair the committee and organize the first meeting.

Cathy Blake (22) suggested that we not place our Member Meeting signs at the entrance so that passersby can see them. This could help prevent someone from trying to take advantage of a time when a large number of Members are not in the neighborhood.

Bo Blackwell (12) agreed to pursue the Neighborhood Watch program that he volunteered for at the last Annual Meeting. Volunteers for that committee included Mark Engelmeier and Matt Pierce.

#### **APPROVED:**

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**DON PRESLEY, PRESIDENT**

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**CLINT JONES, SECRETARY**