

Avalon Homeowners' Association Board Special Meeting

August 24, 2021

Call to order: 7:04 PM

Name	Role	Present?
Josh Oakes	President	Yes
Ellen Najdowski	Vice-President	Yes
Jeff Shoemaker	Treasurer	Yes
Maria Cazalas	Member, ACC	No
Ed Dearman	Beautification Chair	No
Amanda Goodrich	Social Chair	Yes
Ashley Campbell	Welcome Chair, ACC	Yes
Aleah Kaip	ACC Chair	Yes
Mike Rauch	Secretary	No

Secretary's Report: Mike Rauch

- Approval of meeting minutes (prior meeting)
 - Tabled

Treasurer's Report: Jeff Shoemaker

- Financial Status
 - Accounts Receivable – status of collections
 - One lot has still not paid their 2021 dues; Jeff has sent letters each month; certified letter sent this month, they signed as received.
 - Financial Statements
 - Attached
 - Neighborhood improvements includes fences and the signs up at the pond
 - Hurricane Sally also includes fence improvements
 - Utilities is primarily electricity and is the pump pond and other electric
- Checks issued since July
 - \$400 for the survey of the property bordering common area
 - \$500 for cost of tree removal from subject property
 - \$550 for first half of fence and gate
- Pressure washing was completed; however, they have not sent an invoice yet so we have not paid
- Cole has not sent an invoice for the web-site; Josh will work with him on an invoice
- Ellen motioned to accept Jeff's report; Amanda 2nd; motion carried unanimously

Special Events Report: Amanda Goodrich

- Back-to-school bash was postponed due to COVID-19 (Sno-cone truck, movie to the pond)
- We were planning a yard sale for middle of October
 - Postpone until Spring due to COVID
 - No official stance if others choose to do their yard sale individually

- Jeff motioned to accept Jeff's report; Aleah 2nd; motion carried unanimously

ACC Report: Maria, Aleah, Ashley

- Requests/Approvals
 - McCracken – Trim Paint & Juliet Balcony Paint – 24447 Saxson Ct - 8/18/2021
 - Greene – Front Doors – 11660 Halcyon Loop – 7/18/2021
 - Goodrich – Windows – 11219 St Ives Ct – 7/15/2021
 - Alexander - Roof – 11603 Halcyon Loop - 7/7/2021
 - Stephens – 11314 County Rd 54 -Windows, Landscaping, Front Door Paint – 6/30/2021
 - Gealy – 24170 Trowbridge Ct -Paint & Score Front Porch – 6/29/2021
 - Rankin – 11291 Halcyon Loop -Yard Statue – 6/24/2021
 - McKean – 24386 Saxson Ct - Batten Painting – 6/23/2021
 - Najdowski – 11413 Halcyon Loop – Pergola – 6/15/2021
 - McKean – 24386 Saxson Ct – Shutter Paint – 6/8/2021
- Follow ups – Annual Meeting
 - Painted bricks and metal roofs
 - From nearby HOA/POA: Roofing must be textured, architectural type shingles compatible with GAF Timberline series. The ACC may approve metal roofs which are sufficiently close in appearance to textured, architectural type shingles. To be considered for approval, the ACC must be afforded the opportunity to view an identical roof installed at a location within 20 miles of Avalon.
 - Timber Creek just began permitting painted bricks within the past two years; Amanda will send covenants. Ellen will obtain covenants from the Verandas.
 - Once we have a painted brick draft, we can form a committee to gather signatures and present additional information on our website.
- Follow ups – Executive Session
 - Discussion on ACC violation
 - Discussion on home with recurring complaints
 - Discussion/review of home with complaints and approved ACC request
- Jeff motioned to accept ACC report; Ellen 2nd; motion carried unanimously

Welcome Committee Report: Ashley Campbell

- Welcome bags delivered to:
 - 24440 Avalon (sold 6/2021)
 - 11291 Halcyon (sold 6/2021)
 - 11506 Halcyon (sold 5/2021)
 - 24063 Trowbridge (sold 6/2021)
- Next round of bags to be delivered:
 - 11406 Saint Ives (sold 7/30, new owners have not moved in)
 - 11606 County Road 54 (pending)
 - 24027 Trowbridge (pending)

- 24384 Avalon (currently listed)
- Ashley sent receipts for \$55.81 and \$50.74 for the previous two rounds to Jeff. Jeff proposed we reimburse Ashley \$106.55; Ellen 2nd; Motion carried unanimously. Jeff will cut a check.
- Ellen motioned to approve Welcome Report; Jeff 2nd; Motion carried unanimously.

Beautification/Maintenance Report: Ed Dearman

Tabled

President's Report: Josh Oakes

- Old business for discussion (or not)
 - Trowbridge Wetlands / Retention Pond
 - Tabled until next meeting
- Old business / reminders – Tabled until next meeting
 - Filing with county: 2011 bylaws and 2021 rules & regulations – Josh to research
 - Annexation concern:

“Recent flyer received about an effort by residents of Rosington and Barnwell to stop annexation by their neighboring municipalities. Those 2 rural areas could easily be out-voted in an annexation election by tying them to other areas that wanted to vote for annexation.

This is a real danger for Avalon. We could similarly be annexed into Daphne. Our Real Property tax rate would instantly go to 45 mills from our present rate of 30 mills. That is a whopping 50% increase for NO service enhancement whatsoever.

The Board might want to look into this. The time to get our defenses up is now.”

- New business
 - Website is up.
 - Ashley stated that it looks amazing. Approved a photo for her – Ellen said to send her a photo.
 - Feedback around grammar on the front page; we will work at changing/updating to better reflect.
 - Complaint around why we need approval to have someone join; we have already had four spam accounts try to join – we want to insure that we have only neighbors on the website and protect privacy of neighbor's emails. The approval is based on living in the neighborhood.
 - Josh responded directly to complainants.
- Executive Session: Membership of Board
 - Board member moving from neighborhood.

- Jeff motioned to accept President's report; 2nd by Ellen; Motion Carried Unanimously
- Jeff proposed adjusting the by-laws as follows:
 - An annual meeting will be scheduled at the coordination of the majority of the HOA board of directors and communicated to the community for their attendance.
 - Josh will put together formal language to approve by email.

Next meeting planned for October 5 at 7:00 PM.

This meeting adjourned at 8:46 PM.