

Avalon Homeowners' Association Board Special Meeting

October 5, 2021

Call to order: _1833_ PM

Name	Role	Present?
Josh Oakes	President	yes
Ellen Najdowski	Vice-President	yes
Jeff Shoemaker	Treasurer	yes
Ed Dearman	Beautification Chair	yes
Amanda Goodrich	Social Chair	yes
Ashley Campbell	Welcome Chair, ACC	Dialed in
Aleah Kaip	ACC Chair	yes
Mike Rauch	Secretary	yes
Chris Rankin	HOA Member, Guest	yes
Debra Rankin	HOA Member, Guest	yes

Secretary's Report: Mike Rauch

Approval of meeting minutes (prior meeting) **APPROVED**

Jeff/Aleah

Treasurer's Report: Jeff Shoemaker

- Financial Status
 - Accounts Receivable – status of collections \$29,000 in reserves
 - Financial Statements \$36,549 total in the bank
 - 2 homes have paid the next pay in advance
 - No homes past due
- Checks issued since August
 - Utilities seem to be above normal 10-15%
 - Finished fence behind lot 2 that was knocked down from Sally
 - MOW54 code to gate
 - POD1 access gate for retention pond
 - Pressure washing has not sent us invoice yet (need mailing address)
- Update on web-site invoice
 - \$200 for set-up and \$250 annual for management (annual savings of \$200/year after this first year)

Ellen/Amanda APPROVED

Special Events Report: Amanda Goodrich

- Halloween Hayride for children to ride and trick or treat (not HOA event)
- Yard Sale Revisit? Neighbors have posted on FB about having one on 10/23/21
 - Consider bringing in a food truck if enough interest

Jeff/Ellen APPROVED

ACC Report: Aleah, Ashley

- Requests/Approvals
 - McCracken – Railing/Trim Paint – 24447 Saxson Ct – 8/18/2021
 - Clark – Landscaping/Fence Sealant – 24440 Avalon Blvd – 8/28/2021
 - Mott – Fencing – 11310 County Rd 54 – 8/31/2021
 - Najdowski – Detached Garage – 11413 Halcyon Loop – 9/2/2021
 - Ingle – Add Shutters – 24148 Trowbridge - 9/8/2021
 - Forget – Paint front/side doors – 11209 St. Ives Ct. – 9/12/2021
- **Table discussion to executive session**
- New and Open Complaints – Moved to Executive Session

Welcome Committee Report: Ashley Campbell

- Welcome bags delivered to:
 - None this month
- 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)
 - 24121 Trowbridge

Jeff/Aleah APPROVED

Beautification/Maintenance Report: Ed Dearman

- Updates nothing new to report
- Needs to change a light at the entrance
- Have kept lights working better which may have something to do with higher utilities
- May need to consider moving to all LED lights within next year's budget

Ellen/Amanda APPROVED

President's Report: Josh Oakes

- Old business and reminders, tabled until next meeting
 - Trowbridge Wetlands / Retention Pond
 - 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.”

- Discussion topics
 - One of our neighbors has asked to make an anonymous donation of dog waste stations.
 - Suggesting we place one at the pond, one at the HOA-owned wooded area (between the Hadley and Middleton properties), one at the common area on Halcyon Loop.
 - Comes with waste bags and trash bags for initial setup.
 - We would need to have landscapers' empty trash and provide additional bags when it ran out.
 - Can we have landscapers empty the trash from the dog station and/or at the Gazebo.

*******Tabled until we have ideas regarding how to get rid of the waste**

- Picture:



- Bylaw update
 - Introduction of proposed amendment.
 - Motion to accept.
 - Discussion.
 - Suggestion to move to each calendar year. Will update and bring for approval to next meeting.
- Statue update (ACC)
 - Guests: Chris and Debra Rankin
 - Request from board to move statue to the backyard
 - Jeff... 7 people have approached about disapproval
 - Board members discussed concerns related to statue and being anatomically correct, concerns regarding the pictures provided and how it was set up against the home, and the size of the statue on the pedestal was also a concern.
 - States confusion regarding anatomically correct in the ACC request.
 - Resident stated that it was only the breasts and did not show below the waist.
 - The resident also stated when she was asked for more pictures, she sent pictures off google other Venus statues.
 - Jeff asked for the costs to move.
 - Chris and Debra agreed to think about options for moving the statue to a less conspicuous place on their property.
 - Board thanked Chris and Debra for attending.

Aleah/Jeff APPROVED Presidents report

The Board Entered Executive Session at __2003__ PM.

- Membership
 - Maria Cazalas has resigned her position as her house is up for sale.
 - Propose waiting to replace her until the annual meeting.

- ACC Executive Session Updates
 - Discussion of 12 complaints

- Discussion around board interactions.

The Board emerged from Executive Session at ____2225____ PM

Annual Meeting tentatively planned for _TBD Aleah to check with Coastal Church_.

Next meeting planned for Tuesday November 2 at 7:00 PM.

This meeting adjourned at __2225__ PM.

ALTERATION TO THE
BYLAWS
OF
AVALON HOMEOWNER'S ASSOCIATION, INC.

WHEREAS Article III MEMBERS' MEETINGS, Section 3.3 Regular Meetings reads that "Regular or annual meetings of the members of the Association shall be held on the first Monday of December of each year, beginning with the year 2003." and

WHEREAS it has been customary for the Association to hold such annual meetings on different dates for the past several years and

WHEREAS the board of directors desires for the Bylaws to reflect the actual customs of the Association and

WHEREAS ARTICLE IX AMENDMENT OF BYLAWS, Section 9.1 Bylaws states that "The Bylaws of the Association may be altered, amended or repealed by a majority vote of the Directors."

WE HEREBY as a majority of the Directors of the Avalon Homeowner's Association, Inc. do hereby instruct that Article III MEMBERS' MEETINGS, Section 3.3 Regular Meetings be altered to read "A regular annual meeting of the members of the Association shall be held each calendar year as scheduled by the majority of the Directors of the Association with notice provided by email and community signage to each member of the Association at least ten (10) days prior to such meeting."

IN WITNESS WHEREOF, we, being all of the directors of the Avalon Homeowner's Association, Inc. have hereunto set our hands this 5th day of October 2021.

Ashley Campbell, Welcome Chair	<input type="checkbox"/> For	<input type="checkbox"/> Against	<input type="checkbox"/> Abstain	_____
Ed Dearman, Beautification Chair	<input type="checkbox"/> For	<input type="checkbox"/> Against	<input type="checkbox"/> Abstain	_____
Amanda Goodrich, Social Chair	<input type="checkbox"/> For	<input type="checkbox"/> Against	<input type="checkbox"/> Abstain	_____
Aleah Kaip, ACO	<input type="checkbox"/> For	<input type="checkbox"/> Against	<input type="checkbox"/> Abstain	_____
Ellen Najdowski, Vice-President	<input type="checkbox"/> For	<input type="checkbox"/> Against	<input type="checkbox"/> Abstain	_____
Josh Oakes, President	<input type="checkbox"/> For	<input type="checkbox"/> Against	<input type="checkbox"/> Abstain	_____
Mike Rauch, Secretary	<input type="checkbox"/> For	<input type="checkbox"/> Against	<input type="checkbox"/> Abstain	_____
Jeff Shoemaker, Treasurer	<input type="checkbox"/> For	<input type="checkbox"/> Against	<input type="checkbox"/> Abstain	_____