

Avalon Homeowner's Association Board Meeting

November 30, 2021

Call to order: __1833____ PM

Name	Role	Present?
Josh Oakes	President	Y
Ellen Najdowski	Vice-President	Y
Jeff Shoemaker	Treasurer	Y
Ed Dearman	Beautification Chair	Y
Amanda Goodrich	Social Chair	Y
Ashley Campbell	Welcome Chair, ACC	Y
Aleah Kaip	ACC Chair	Y
Mike Rauch	Secretary	Y

Guest: DR Horton (Justin Dewberry Eng)

- 100x150 foot lots, ranging around 1/3 acre and \$350,000 homes
- Lazzari property water flows to the back of Avalon
- Concerns that issues will affect the pond from the run-off from the new neighborhood
- Large pond to build in the corner of the DR neighborhood.
- 42-48 in pipe to run out past our pond to the wetlands

Secretary's Report: Mike Rauch

- Approval of meeting minutes (prior meeting)

Treasurer's Report: Jeff Shoemaker

- Financial Status
 - Accounts Receivable – status of collections
 - Financial Statements
- Timing of dues (for discussion/approval of board)
 - Invoice in January
 - Late after March 1
 - Board agreed; benefit is that the financial statements will more clearly reflect the actual activity (2022 dues will all be paid in 2022 and not 2021)

Special Events Report: Amanda Goodrich

- Christmas Movie – December 18, 2021
- Discussion of newsletter – to send out in first quarter 2022

ACC Report: Aleah, Ashley

- ACC Approvals
 - McKean Cabana – 24386 Saxson Ct - Renewal – 11/5/2021
 - Sasser – 11690 Halcyon Loop - Complete Landscaping – 11/5/2021
 - McCracken – 24447 Saxson Ct - Back Fence Repair – 11/6/2021
- ACC Submission Pending Approval

- Rauch – 11520 Halcyon Loop – Paint Wood on Front of Residence – 11/21/2021 (awaiting response from Rauchs)
- Executive Session – Complaints and Resolutions
 - The board met in executive session to discuss complaints from neighbors and their resolution. Several complaints were discussed, many already resolved.
- Proposed Covenant (for editing) for Painted Brick*

2.5.1(n). Painted brick for residences shall be considered by the ACC (the “Committee”) within the following scope:

1. Painting to be done by a licensed, certified painter.
2. Paint colors will be approved only in soft tones (which shall not include, among other colors, any high gloss finishes, pure red, or pure white).
3. Painted brick must be in a solid color and will not be approved for whitewash, staining, German Schmearing, limewash, mortarwash, or any other similar techniques.
4. Any paint peeling or disrepair will be cause for the Committee to require homeowners to immediately repair to Committee’s satisfaction and/or repaint home or the Committee may charge the owner of such Lot a reasonable cost for such services, which charge shall constitute a lien upon such Lot enforceable by appropriate proceeding at law or equity.

*Proposed wording for metal shingles already submitted.

- I need an updated contact list with new neighbors and we need to ask existing neighbors to update contact information; talked to Jeff about asking for updated information when dues are sent out. Discussed updating contact info at the annual meeting.
- Have tried contacting Shonda Carney twice about getting ACC files and Secretary files she has with negative results. Could someone else take on this task?
 - Josh and Ellen agreed to retrieve

Welcome Committee Report: Ashley Campbell

- Welcome bags delivered to:
 - 11606 County Road 54
 - 24027 Trowbridge
- Next round of bags to be delivered:
 - 11370 County Road 54 (pending sale)
 - 24384 Avalon (currently listed)

Beautification/Maintenance Report: Ed Dearman

- Ed visited Greene trees

President’s Report: Josh Oakes

- Old business and reminders, **tabled until next meeting**

- Dog waste stations – on hold pending “collection” effort. Josh verified with homeowners their offer still stands.
- 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.”

- New business

- Annual Meeting Agenda – December 14, 2021 at 7:00 PM
 - Welcome and Introductions (Mike Rauch)
 - Financial Update / Review (Jeff Shoemaker)
 - Timing of Dues (if approved)
 - Presentation from DR Horton (TBD)
 - Review of Proposed Amendments to Covenants and Process (Aleah Kaip)
 - Election of Directors (Josh Oakes)
 - Open Discussion (Full Board)
 - DR Horton Neighborhood
 - Other items we could consider:
 - 2021 Year in Review (Beautification, Special Events, etc.)
 - Web Site Update
 - Approval of Minutes from June???
 - Any follow-ups from June?

Discussion – keep the agenda short

- Annual Meeting
 - Is Belforest Civic Center confirmed **(yes)** – \$40? **(yes)** – Stephanie: 251-253-2800
 - Should we visit? **Yes – Ellen to arrange for visit with Josh**

- Director Nominations/Elections – discussion of volunteers, election process, and Board’s nominations.

- 4.1 Number. The affairs and business of the Association shall be managed by a Board of Directors, consisting of not less than five (5) nor more than nine (9) persons. The number of directors shall be determined pursuant to these Bylaws. Each director shall be a person entitled to cast a vote in the Association and in good standing.

- 4.4 Election of Directors. Election of directors shall be conducted in the following manner.
 - 4.4.1 Directors shall be elected from Avalon members, in good standing, at the annual meeting of the members.
 - 4.4.2 The Board shall nominate one (1) person for each director to be elected not less than 30 days prior to the members' meeting. Additional nominations may be made from the floor by members in good standing.
 - 4.4.3 The election shall be by secret ballot (unless dispensed with by unanimous consent). The nominees receiving the greatest number of votes cast shall be elected to the Board.
- Volunteers?
 - Suzette Welch put her name in the hat; both Ed and Ellen intend to run for re-election
 - Board technically should have nominated these three people thirty days before election; need to follow process next year; nominations could still come from the floor.
- Determined that we have our board member rotation off; 2 people with terms expiring in 2021, 2 people in 2022, and 4 in 2023. Agreed to elect 3 people to the board in 2021 (at next meeting). Amanda volunteered to move into Maria's resigned position that expires in 2022 (reducing one year from Amanda's term). Following the election, we will have 3 directors per year with terms expiring for 3 people in 2022 (Ashley, Amanda, Josh), 3 people expiring in 2023 (Aleah, Mike, Jeff), and 3 people expiring in 2024 (those elected at annual meeting).
- Next meetings planned for:
 - Tuesday, December 14, 2021 – immediately following to elect 2022 officers
 - Tuesday, January 25, 2022 at 6:00 PM.

This meeting adjourned at approximately 9:15 PM.

Footnote: Directors and expiration of terms

December 2020: Pat Heiter (completed term), Jeff Shoemaker (re-elected), Margie Suhs (completed term)

December 2021: Ed Dearman, Lori Hadley (resigned), Ellen Najdowski

December 2022: Ashley Campbell, Maria Cazalas (resigned), Josh Oakes

December 2023: Amanda Goodrich, Aleah Kaip, Mike Rauch, Jeff Shoemaker

Footnote: Voting Requirements

We have 129 homes in our neighborhood of which 129 are in good standing. In order to conduct business, at least 33 homes (25% of voting rights) must be in attendance. In order to change our covenants, 104 homeowners (80% of homeowners) must approve.

If fewer than 33 homes attend or are represented by proxy, the board has the power to elect directors.