

**Avalon Homeowner’s Association Board Meeting  
Minutes**

January 25, 2022

Call to order: 6:01 PM

Name	Role	Present?
Ashley Campbell	ACC	Y
Amanda Goodrich	Social Chair	Y
Aleah Kaip	ACO (ACC Chair)	Y
Candi McKean	Welcome Chair	Y
Kim Miles	ACC	N
Ellen Najdowski	Vice-President	Y
Josh Oakes	President	Y
Mike Rauch	Secretary, Maintenance Chair	Y
Jeff Shoemaker	Treasurer	Y

**6:00 - Robert’s Rules of Order (Josh Oakes)**

- New layout of agenda
- Each topic the speaker will have 10 minutes to introduce
- Speaker may use part of their 10 minutes to take questions
- Once speaker yields the floor, each board member may speak twice for up to 5 minutes each time – only in new business or if a motion has been made by the speaker
- The speaker may make a motion, which will be acted upon during their topic; all other motions will be held for the “new business” section at the end
- If time expires, a motion may be made to table the discussion for the following meeting
- We do *not* need to approve reports
- We can ease into this approach – do not need to follow hard and fast at this meeting
- President only votes in the event of a tie
- Secretary captures motions, seconds, and results.
- Times approximate; if one topic ends early, the time is not added to the next.

**6:10 - Approval of Meeting Minutes (Mike Rauch)**

- November 30, 2021 – see attached
- FYI: Organizational Meeting Minutes were previously approved
- Motion to approve the meeting minutes from November 30, 2021 made by: Mike
- Second by: Aleah
- Vote results: unanimous approval
  - Discussion: Can we approve through emails versus bringing to meeting

**6:20 - Financial Update (Jeff Shoemaker)**

- Financial Status
  - Accounts Receivable – status of collections
  - Financial Statements- \$299.25 work done on pond sprinkler pump
    - The rest is normal monthly expenses
    - Additional \$16,000 in reserve account
    - We will not charge late payments on HOA dues until March

- Still have 66 residents who have not paid at this time for 2022
- Reimbursements
  - Motion to approve the reimbursements as requested by Jeff made by: Jeff
  - Second by: Ellen
  - Vote results: unanimous approval

#### **6:30 Executive Session: Denied ACC Requests (Aleah Kaip)**

- Denied house painting (painted bricks) and flag pole requests

#### **6:40 Approved ACC Requests (Aleah Kaip)**

- 12/2/2021 – Rauch – 11520 Halcyon Ct - Paint Wood and Trim on Home in Neutral Colors
- 12/7/2021 – Najdowski – 11413 Halcyon Ct - Plant Bushes Next to Parking Pad
- 12/11/2021 – Fraley – 11370 County Road 54 – Replace Roof w/ Similar GAF Roofing
- 12/14/2021 – Schmeltz – 24398 Saxson Ct – Move Front Fence and Gate Back to Level w/ House
- 12/22/2021 – Fos – 24446 Saxson Ct – Replace Fencing
- 01/15/2022 – Middleton – 11342 St. Ives Ct – Paint Hardie Board, Trim, Garage on Home in Neutral Colors
- 01/18/2022 – Westfall – 11647 Halcyon Loop – Remove Tree in Front Yard (Mitigation Efforts to save driveway from tree roots have been unsuccessful over the past 2+ years)
- 01/21/2022 – George – 11852 Halcyon Loop – Replace Fencing (Exact) from Hurricane Sally damage
- Questions? No Questions

#### **6:50 Executive Session: Neighbor Complaints (Aleah Kaip)**

- Nearly all complaints addressed; one open complaint

#### **7:00 Welcome Bag Report (Candi McKean)**

- Welcome bags delivered to:
  - No new bags delivered this month
- Next round of bags to be delivered:
  - 11370 County Road 54
  - 24384 Avalon Blvd (currently listed)
- No Questions

#### **7:10 Newsletter Update (Amanda Goodrich)**

- Newsletter sent out on January 20, 2022
- Well received by all neighbors
- Neighbors have requested that we add minutes of meetings to the newsletter
  - Will continue to keep newsletter separate from minutes and financial reports
  - Links will be added to newsletter so hyperlink will take you to minutes, etc.

#### **7:20 Maintenance Update (Mike Rauch)**

- Work completed on pond electrical by Sasser Electric (neighbor; no charge)
- Mardi Gras wreaths updated and installed by Amanda Goodrich, Allison Oakes, and Josh Oakes
- Avalon Blvd landscaping / plant removal completed, coordinated by Ellen
- Complaints about leaks in the pole area
  - Will contact 2 companies to quote fixing

- Motion to spend up to \$500 to repair the irrigation system in the pole area and establish a permanent fix in lieu of the poles by: Mike
- Second by: Aleah
- Vote Results: unanimous approval

### **7:30 Sedona/D.R. Horton Meeting Recap (Ellen Najdowski)**

- Josh and Ellen met with President (Stan Laird) and Treasurer (Bo Hope) of Sedona on 1/21/2022
- Sedona requested the meeting with us
- Sedona's goal is to prevent the DR Horton project from moving forward
- Only new information gleaned is that Sedona owns a 20 foot strip of land that seems required to get to the wetlands *and* individual Sedona residents have been approached by DR Horton requesting an easement
- It's possible to get around Sedona strip of land if our residents individually granted an easement to DR Horton

### **New Business**

#### **7:40 Sheds (Aleah Kaip)**

- Several recent inquiries around sheds.
- The covenants are extremely vague regarding sheds.
- It has long been held that detached buildings must match the architecture of the home; this is not a requirement of the covenants yet has been, for the most part, consistently applied by the ACC and seems to be in line with our neighborhood values.
- Does the board believe we should add something to the Rules & Regulations similar to fencing?  
Yes
- Motions in start a sub-committee to discuss designs of detached buildings/sheds and what to approve- Josh
  - Ashley Campbell and Candi McKean
- Seconded by: Jeff
- Vote Results: unanimous approval

#### **7:50 Keys (Ellen Najdowski)**

- Who has keys Ellen, Josh, Jeff, (Eds keys to go to Mike)
- Who should have keys: Amanda needs a set of keys
- Set of keys that are to be signed out for each position.
  - Will be signed in and signed out with the term
- Questions / Discussion / Motions
  - Motion for Josh to create a list of which board members need keys and a sign in/out process by Candi
    - Second by Josh
    - Voter Results: unanimous approval

#### **8:00 Pending Amendments (TBD)**

- We provided information and detail in the newsletter.
- Is more information required
- Are we ready to vote
  - Yes we feel we have educated and sent information out

- How would we go about doing so?
- Proceed with voting on 2/12/22 weather permitting and will extend voting through end of March with additional days at the Gazebo.
- Additional photos to be made available for home owners (Candi)
- Motion: Proceed with voting, beginning February 12 (weather permitting) and remaining open until March 31, 2022 with additional opportunities at the gazebo to be supported by volunteers with dates emailed out – with binders available for neighbors to review with good and bad examples prepared by Candi – with Josh creating a form for sign-off and providing clipboards. By Jeff
  - Second: Candi
  - Vote Results: Unanimous Approval

**8:10 Mardi Gras Parade (Amanda Goodrich)**

- Mardi Gras parade is scheduled for Saturday, February 12 – planning to line up at 11:45 AM and roll at 12:00 Noon
- Plan to email neighbors and limit “entrants” in the parade to 20
- Want to promote other neighbors coming to visit the parade and receive throws
- Would like the neighborhood to provide king cakes and non-alcoholic beverages for after the parade (in the common area) – this would come out of social budget of \$1,548
- Motion to spend up to \$100 on king cakes and non-alcoholic beverages by: Amanda
  - Seconded by: Aleah
  - Vote Results: Unanimous Approval

**8:20 Other New Business**

**Motion to Adjourn the Meeting by: Ashley at 7:41 PM**

Second by: Aleah

Vote Results: unanimous approved

**Next Board Meeting to be held at 6 PM on Tuesday, March 8, 2022.**