

Avalon Homeowner's Association Board Meeting

April 19, 2022

Call to order: 6:06 PM

Name	Role	Present?
Ashley Campbell	ACC	Yes
Amanda Goodrich	Social Chair	Yes
Aleah Kaip	ACO (ACC Chair)	Yes
Candi McKean	Welcome Chair	No
Ellen Najdowski	Vice-President	Yes
Josh Oakes	President	Yes
Mike Rauch	Secretary, Maintenance Chair	Yes
Jeff Shoemaker	Treasurer	Yes

Notes on Robert's Rules of Order:

- Each topic speaker has 10 minutes to introduce
- Speaker may use part of their 10 minutes to take questions
- 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
- In new business – or if a motion is made by speaker - each board member may speak twice for up to 5 minutes each time
- If time expires, a motion may be made to table the discussion for the following 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.

6:00 - Approval of Meeting Minutes (Mike Rauch)

- Motion to approve the meeting minutes from March 8, 2022 made by Amanda
- Second by Jeff
- Vote results 4-2 (2 were not at the March Meeting)
- Final results on amendments:
 - Painted Bricks – 47 in favor, 28 opposed
 - Four Dogs – 50 in favor, 27 opposed
 - Metal Roofs – 41 in favor, 36 opposed
 - 26 "no" votes killed each amendment
 - Counted each vote up to 3/31/2022

6:10 - Financial Update (Jeff Shoemaker)

- Financial Status
 - Accounts Receivable – status of collections / late fees
 - Financial Statements
 - Reviewed annual financial statements from 2017-2021
- Reimbursements
 - \$177.09 on Easter (approved by email)

6:20 Approved and Pending ACC Requests (Aleah Kaip)

- 03/10/22 – Warman – 11449 Halcyon Loop – Replace roof with GAF architectural shingles in similar color as existing shingles.
- 03/10/22 – Ware – 11604 County Rd 54 – Paint stucco with color “Green Tea Leaves” and match existing trim paint.
- 03/25/22 – Fraley – 11370 County Rd 54 – Repaint siding with SW “Ramie” (Very close to existing color).
- 03/25/22 – Clark – 24440 Avalon Blvd – Landscaping (Renewal)
- 03/25/22 – Clark – 24440 Avalon Blvd – Replace ½ house tan colored three paned vinyl windows. Due to supply chain issues, renewal waived as delivery will exceed 180 days.
- 03/31/22 – Dearman – 11598 Halcyon Loop – Remove bushes along the front/side of residence and replace with smaller plants.
- 04/02/22 – Chronister – 24218 Trowbridge - A landscaper will be removing the dead bushes, replacing with bushes more suited for their residence, along with ornamental grasses and colorful plants.
- 04/03/22 – 24395 Avalon Blvd - Engelmeyer - Refinish front door in the same color. Paint Benjamin Moore 2121-30 Pewter.
- 04/05/22 – Fraley – 11370 County Rd 54 – Structural support of Oak tree.
- 04/08/22 – Ashmore – 24007 Trowbridge Ct – Roofing replacement with GAF Timberline HDZ High Definition architectural shingles, brown in color.
- 04/11/22 – Daniell – 11533 Halcyon Loop – Add Indian Hawthorn to areas underneath windows where previous shrubbery died.
- Questions?
- Pending: Westfall – 11647 Halcyon Loop – Request to build a 12’x16’ shed at rear of home. Shed will be built with materials complementing home and will be built on a cement foundation. Roof will be a gabled, shingled roof with shingles to match residence. Requested more detailed sketch on how the shed will be trimmed to ensure the proposed shed will not appear as a prefab shed (i.e., Lowes type shed).
- Expiring ACC Requests: Ashley and Aleah will begin contacting neighbors with expired ACC requests (180+ days) to check status of large pending projects

6:30 Executive Session: Neighbor Complaints (Aleah Kaip)

- Closed complaints; discussion of one open complaint and status.

6:40 Special Events and Newsletter (Amanda Goodrich)

- Easter Egg Roll on Saturday, April 9 was successful
- Avalon Spring Social on Friday, April 22
 - 5:30 – 9:30
 - Live Band – “The Items” – 6-9 PM
- Garage Sale on Saturday, May 7
- End of School Movie Night (Budget: \$0) – date? (Saturday, May 21)
- Fourth of July Celebration on Sunday, July 3 (discuss at next meeting)
- Newsletter – last call for topics
- Budget Update:
 - \$1,548 beginning budget
 - \$65 on Mardi Gras (actual)
 - \$177.09 on Easter (actual)

- \$500 on Spring Social (actual)
 - Will be a 26ft trailer on the grass by the gazebo for the band to set up.
- \$805.91 remaining
- Questions?

6:50 Maintenance Update (Mike Rauch)

- Mowing requests
 - Common area behind 54
 - Common area next to Middleton

7:00 Sheds (Aleah Kaip and Ashley Campbell)

- Update

New Business

7:10 Tania Lazzari Call (Josh Oakes)

- Ruth Lazzari's niece called; considering custom homes; will share more details when available
- Developer has offered \$30,000 per acre for 30 acres
- Board agreed to maintain communication with her as further development options arise.
- The board does not plan to approve any use of our easement at this time.

7:20 Board Member Resignation

- Still awaiting official resignation
- Mike will email the forwarded email and ensure board member has resigned.
- We will not replace the board position at this time. 7-0 vote approval.

7:30 Other New Business

Roof damage to Gazebo (Ed Stallworth, Tri-County Roofing fixed it last time)
Mike will call for quote
Discussion regarding power washing the common areas.

Motion to Adjourn the Meeting by: at 7:25 PM

Second by: Jeff

Vote Results: all

Next Board Meeting to be held at 6 PM on Tuesday, June 7, 2022.