

Avalon Homeowner's Association Board Meeting

June 7, 2022

Call to order: 6:03 PM

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

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 April 19, 2022
Minutes will be sent out by email for approval.

6:10 - Financial Update (Jeff Shoemaker)

- Financial Status
 - Accounts Receivable – status of collections / late fees
 - Financial Statements
- Reimbursements
 - Approval for up to \$500 to fix lights on Hwy 54
 - Approval for up to \$500 for power washing sidewalks of common areas

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

- 04/21/22 – Woddail – 11259 Halcyon Loop – Add Generac generator to side of residence and remove/replace landscaping to make room for generator and to ensure generator is not in plain sight.

- 04/23/22 – Clark – 24400 Halcyon Blvd – Paint Hardie Board and columns a color matching “Parlour Taupe”. Paint shutters a color matching “Seascape”. Front doors will be painted or stained to match existing color.
- 04/29/22 – Suhs – 24040 Trowbridge Ct – Replace roofing with GAF architectural shingles in color “Weathered Wood”, a color similar to existing shingles.
- 05/03/22 – Campbell – 11415 Saint Ives Court – Replace front doors with dark finish, identical to current doors.
- 05/03/22 – Warman – 11449 Halcyon Loop – Remove Larapetlum shrubs at front extensions of home and replace with lower growing more attractive shrubs of similar size replacement shrubs are mature transplants and will match current shrubbery in shape and size, but are lower growth / maintenance.
- 05/04/22 – Rankin – 11291 Halcyon Loop – Repair of the privacy fence. Areas with rotted posts and pickets will be replaced with like material; along with shoring up the gates, so they open and close properly.
- 05/10/22 – Brown – 11561 Halcyon Loop – Enlarging rear screened porch 4’ out from existing porch.
- 05/18/22 – Parks – 11750 Halcyon Loop – Repaint front door with matching existing color.
- 05/18/22 – Schmeltz – 24398 Saxson Ct – Paint decorative overhang on porch to match roof.
- 05/20/22 – Sasser – 11690 Halcyon Loop – Replace front door and windows, remove shutters. Windows and doors will remain same color. Due to supply chain issues, 180 day renewal waived.
- 05/23/22 – Stairhime – 11351 Halcyon Loop – Paint wood area near front porch and shutters to match existing color.
- 05/29/22 – Parks – 11750 Halcyon Loop – Paint shutters to match front door.
- 06/04/22 – Parks – 11750 Halcyon Loop – Replace side fence.
- Questions?
- Pending: Westfall – 11647 Halcyon Loop – Request to build a 12’x16’ shed at rear of home. Shed will be built with materials complimenting 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).

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

- All complaints have been addressed (and are no longer in violation) **except** neighbor asked for standard mailbox contact information. We will update the website when we have the new information (current info on website is out of date).

6:40 Executive Session: Other (Aleah Kaip)

- Aleah updated on long-term projects and an old complaint not yet rectified.

6:50 Special Events and Newsletter (Amanda Goodrich)

- Avalon Spring Social was a success
- Great feedback on Garage Sale
- End of School Movie Night was canceled due to weather
- Fourth of July Celebration on Sunday, July 3
- Newsletter – will go out in July; recap of meeting; guest restaurant review

- Budget Update:
 - \$1,548 beginning budget
 - \$65 on Mardi Gras (actual)
 - \$177.09 on Easter (actual)
 - \$500 on Spring Social (actual)
 - \$805.91 remaining

7:00 Maintenance Update (Mike Rauch)

- Mowing requests
 - Common area behind 54 – communicated to Lawn Company
 - Common area next to Middleton – communicated to Lawn Company
- Pond pump: Will find a company to get a quote. 3 quotes up \$150 each
- Gazebo: quote to replace Gazebo. Will discuss at summer meeting and also will discuss possibility of an assessment.

7:10 Summer Meeting / Proposed Agenda

- Call to order and introductions of board members (Mike Rauch)
- Financial Review (Jeff Shoemaker)
 - 2021
 - January – May 2022
- Covenant Amendment Vote Results (Aleah Kaip)
- Special Events Update (Amanda Goodrich)
 - Quarterly Newsletter
 - Mardi Gras Parade
 - Easter Egg Hunt
 - Avalon Spring Social
 - Spring Garage Sale
 - End of School Movie Night – Postponed
 - Fourth of July Celebration – Sunday, July 3rd
 - Avalon Fall Social – Friday, September 23rd
 - Halloween Hayride / Trick or Treat – Monday, October 31st
 - Christmas Movie Night – Saturday, December 10th
 - Christmas Light Contest Judging – Sunday, December 18th
 - Total Budget for Special Events is \$1,548 (129 houses * \$1/month * 12 months)
- Maintenance Update (Mike Rauch and Ellen Najdowski)
 - Pond pump issues
 - C Spire
- Composition of Board (Josh Oakes)
 - Resignation
 - Elections in December
- Other new business / open discussion
- Adjournment
 - Next meeting is scheduled for Tuesday, December 6th at 7 PM (Location TBD)
 - We are planning to hold elections for two positions on the board, reducing board size to 7 people
 - Expiring terms: Ashley Campbell, Amanda Goodrich, and Josh Oakes

- Expiring in 2023: Aleah Kaip, Mike Rauch, Jeff Shoemaker
- Expiring in 2024: Candi McKean, Ellen Najdowski
- We have 129 homes in our neighborhood of which 128 are in good standing. In order to conduct business, at least 32 homes (25% of voting rights; would be 33 if all homes were in good standing) must be in attendance. In order to change our covenants, 104 homeowners (80% of homeowners) must approve.

7:20 Summer Meeting / Communications Plan

- Signs by entrance
- Email

7:30 Other New Business

- None

Motion to Adjourn the Meeting by: Josh at 7:30 PM

Second by: Jeff

Vote Results: all in favor

Next Board Meeting to be held at 6 PM on Tuesday, July 19, 2022.