

2022 Avalon Neighborhood Annual Homeowner's Meeting

December 06, 2022

Called to order by Josh Oakes at 7:05 PM. 34 homeowners were present or represented by prox. Five board members (Oakes, Najdowski, McKean, Shoemaker, Goodrich) were among those present.

7:05 – Introduction of board members (Josh Oakes)

- Members falling off of board are Josh, Amanda and Ashley

Social Evens (Amanda Goodrich)

- Mardi Gras parade, Easter Celebration, 4th of July fireworks, Adult Social & Halloween Hayride were all a great success.
- Christmas movie at the pond is schedule the Dec. 10th and decoration contest is scheduled the Dec. 18th.
 - 3 neighbors made suggestions of extending the Mardi Gras parade, adding a chili cook off and adding a car show.

Josh Oakes

- Explanation of covenants that failed during previous voting meeting and suggestions on doing some things a little better next time, creating more transparency by updating the website as soon as possible with board meetings and sending out a quarterly newsletter with lots of neighborhood information.
- Process of election of 2 new board members since we do have a quorum.
 - Two neighbors, Molly Stinchcomb & Chris Rankin, were nominated by board members 30 days prior to meeting.
 - Jeff Warman nominated himself to serve on board
 - Jeff Warman introduced himself
 - Molly Stinchcomb introduced herself
 - Debra Rankin introduced her husband Chris Rankin who was unable to attend □
- Ballots completed by neighbors and turned into board members Candi McKean & Amanda Goodrich for counting.

Financial Report (Jeff Shoemaker)

- All homeowner dues are paid in full
- New dues go out in January
- Dues remain the same at 325.00
- Reserve is at 29,000 which should remain till the end of this year
 - Few big expenses related to the pond pump spent this year and old neighborhood front entrance/pond lights replaced with new/improved LED lights
 - Questions about miscellaneous income answered (income from fines)
 - Neighbor stated that this was the first time in 20 years he has seen the board show fines back into our budget which is a good thing
 - Josh explained that fining our neighbors is a last resort

- Neighbor asked about website expense and Jeff Shoemaker explained in detail about it being a last year unpaid cost
- Neighbor asked about lawncare contract. Josh explained reasoning for not bidding it our is our rate has not increased in 10 years

Cont. Financial (Josh Oakes & Jeff Shoemaker)

- Next year big expenses will probably be the repair of the gazebo and repair of storm water drain offs
- Neighborhood social cost were kept under budget
 - Neighbor suggesting getting rid of gazebo all together
 - Neighbors shared much concern about the stormwater drain off issues

Vote results (Josh Oakes)

- Chris Rankin & Molly Stinchcomb will be new board members

Most recent complaints (Josh Oakes)

- Board emailed about dog poop left in someone's yard
- Unkept lawns on Hwy 54

Open Discussion (Josh Oakes)

- Still need two lines picked up/repared. Josh has reached out to them multiple times
- Gratitude expressed to Jeff Warman for running for board
- Help solicited for future subcommittees (social events, maintenance, ACC, etc.)
 - Neighbor expressed concern about relationship with pasture owner
 - Neighbors explained new potential neighborhoods coming to area
 - Lot one has car parked in front yard (Josh Oakes)
 - Neighbor expressed much concern related to board member(s) being not upholding covenants/rules & regulations to higher standards. Also asked if someone other than a board member do a recount of the ballots.
 - Aforementioned neighbor recounted votes
 - Covenant compliance follow up concerns addressed by Josh Oakes
 - Neighbor expressed concern about her personal property on Trowbridge being affected by adjoining property owned by outside neighborhood landowners. Josh will speak with said neighbor at a later time

Meeting adjourned at 8:20 PM