

Avalon Homeowner's Association Board Meeting

October 11, 2022

Call to order: 6:10 PM

Name	Role	Present?
Ashley Campbell	ACO	No
Amanda Goodrich	Social Chair	No
Candi McKean	Welcome Chair	Yes
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 - Financial Update (Jeff Shoemaker)

- Financial Status
 - Financial Statements – about \$10,000 left; in good shape

6:10 Approved and Pending ACC Requests (Ashley Campbell)

- Did not discuss in Ashley's absence – will cover by email

6:20 Special Events and Newsletter (Amanda Goodrich via Josh)

- Straw for hayride
 - Ask landscapers for delivery early to use on hayride – Mike to request; can be stored at Ellen's home
 - Hayride scheduled for Monday, October 31st

6:30 Maintenance Update (Mike Rauch)

- Well on Halcyon that is leaking?
 - Mike to follow-up with Aleah – Aleah had reported the issue
- Sprinkler across from Warman is firing off at ~6 AM – straight up in the air
 - Mike to ask Chad about replacing; seems like it could have been damaged from edging
- Mosquito blocks for standing water

- Hold until next spring – if we have not fixed the junction boxes at that point

New Business

6:40 Executive Session (Jeff Shoemaker)

- Review of fines, continued complaints, and other issues.

6:50 Elections

- We need to nominate two people by Friday, November 4th
- Josh to send email to the entire neighborhood
- Josh to reach out to secure venue

Motion to Adjourn the Meeting by: Jeff Shoemaker at 6:50 PM

Second by: Mike Rauch

Vote Results: Unanimous

Next Board Meeting to be held at 6 PM on Tuesday, November 29, 2022.

Additional Information and Reminders

- Dog waste stations – on hold pending “collection” effort.
- Trowbridge Wetlands / Retention Pond
- Filing with county: 2011 bylaws and 2021 rules & regulations
- Directors and expiration of terms
 - Expiring in 2022: Ashley Campbell, Amanda Goodrich, Josh Oakes
 - Expiring in 2023: Mike Rauch, Jeff Shoemaker
 - Expiring in 2024: Candi McKean, Ellen Najdowski
- Voting requirements
 - 129 homes in our neighborhood of which 128 are in good standing
 - 25% of voting rights to conduct business = 32 homeowners
 - If fewer than 25% of voting rights are represented in person or in proxy, board nominees fill empty positions
- 80% of homeowners to change covenants = 104 homeowners

Upcoming Calendar

- Halloween Decoration Contest Judging – Sunday, October 30, 7-10 PM
- Halloween Hayride / Trick or Treat – Monday, October 31
- Board Announcement of Officer Nominees – Friday November 4 (by email)
- Board Meeting – November 29
- Annual Meeting – Tuesday, December 6 – 7 PM at TBD (Belforest Community Center?)
- Board Organizational Meeting – December 6 following Annual Meeting
- Christmas Movie Night – Saturday, December 10 (Weather date – 12/11)
- Christmas Light Contest Judging – Sunday, December 18, 7-10 PM

2023 Calendar

- Board Meetings – Tuesdays at 6 PM: 1/10, 2/28, 4/11, 5/23, 8/1, 9/12, 10/24, 12/5
- Summer Meeting – June 6, 2023 at 6 PM
- Annual Meeting – December 12, 2023 at 7 PM
- Social/Special
 - Mardi Gras Parade – Saturday, February 4, 2023 at noon
 - Easter Eggs – Saturday, April 8, 2023 at 10 AM
 - Avalon Spring Social – Friday, April 28, 2023 at 5:30 PM
 - Garage Sale – Saturday, May 6, 2023
 - Independence Celebration – Monday, July 3, 2023
 - Avalon September Social – Friday, September 22, 2023 at 5:30 PM
 - Halloween Decoration Judging – Saturday, October 28, 2023, 7-10 PM
 - Halloween Hayride / Trick or Treat – Tuesday, October 31, 2023
 - Christmas Movie Night – Saturday, December 9, 2023 at 7 PM
 - Christmas Light Judging – Sunday, December 17, 2023, 7-10 PM
- Administrative
 - Invoices sent January 3rd, late fees on March 3rd
 - Announcement of Board Nominees – October 27, 2022