

**Avalon Homeowner’s Association Board Meeting August 14, 2023**

Call to order: \_\_7:05\_\_ PM

<b>Name</b>	<b>Role</b>	<b>Present</b>
Ellen Najdowski	President	X
Candi McKean	Vice President	X
Jeff Shoemaker	Treasurer	X
Molly Stinchcomb	ACC Chair	X
Mike Rauch	Maintenance Chair	X
Chris Rankin	Secretary	Absent

**Approval of Meeting Minutes (Ellen)**

- May Minutes were approved previously via email and text

Ellen made introductions of board members by Ellen Najdowski: President- Ellen Najdowski, Finance- Jeff Shoemaker, ACC- Molly Stinchcolm, Maintenance- Mike Rauch, VP-Candi McKean, Secretary- Chris Rankin

**Financial Update (Jeff Shoemaker)**

- Financial Status
  - Accounts Receivable Status explained (financial documents attached).
  - We currently have 47k in our account.
  - We’ve had two major cost this year, the gazebo and the fountain pump. As of now it appears we will **not** have to dip into our reserve fund of 29k which we try to maintain in our account.
- Reviewed by the board and approved.

**Approved and Pending ACC Requests (Molly Stinchcomb)**

- Molly reminded everyone of the importance of submitting an ACC request when making any additions, repairs (including fences), removing/major trimming of trees, and/or anything else that changes the current aesthetics of the home and/or landscape. She thanked those who have reached out to let us know when they are having an event at their residence that may impact others.
- A resident asked Molly if people are required to replace trees that are removed, if the board looks into people’s back yards, can a resident have nonseasonal decorations out year round and is it correct that no one should have more than one family living at a residence. Molly and Ellen explained that trees are not required to be replaced but should always have an ACC approval if larger than 6 inches in diameter per the covenants. They also explained that the board does not look over residents fences into their backyard due to respect of privacy. The questions about seasonal decorations and more than one family living in a residence would be best addressed if the person with the concerns/complaints sends the board a detailed email so that further investigation can be done to better answer and address these concerns.

### **New Residents/Welcome bags given out & pending (Candi McKean)**

- Candi explained how to find the Avalon Rules/Regs & Covenants on our webpage. She also explained that we have a Facebook page.

### **Executive Session: Neighbor Complaints (Ellen & Molly)**

- N/A

### **Maintenance Update (Mike Rauch)**

- The **Drainage issue** behind Halcyon loop homes found not to be the problem. After much investigation, there are drainage issues from the original design and construction of the junction box at the pond. We will look further into a resolution at a later date.
- The **Gazebo** repairs are currently underway which has taken longer than originally anticipated due to record high heat but we do expect completion in the next few weeks.
- During the May Board meeting, the board decided to replace the broken 20 year old **Pond Fountain**. The board was able to find a comparable replacement with changing LED lights and a 5 yr warranty for a little more of just replacing the only the motor of the old fountain.
  - There is no guarantee that the motor would be the only repair required on the old one. The new fountain has been purchased and is on order. We hope to have it within a couple of weeks.
  - Tim Forget will be installing the new fountain once it arrives
- The north retention pond **Access Road** needs to be cleared from overgrowth of weeds & vines. The board members and other volunteers will work on this later in the year when the heat is not an issue.

### **Old Business**

- N/A

### **New Business**

- Speed limit concerns/actions from a resident.
  - Ellen explained that is no definitely NOT new and has been a concern for many years. We are looking at possibly moving the speed limit sign further into the neighborhood and the pros/cons of adding speed bumps.
- Fall Social Plans- possible chili cook off
- Reminder that December's meeting is a voting meeting
  - (Paraphrased) A resident asked if we have any current dialog with John, the owner of the cow pasture property that lies next to Avalon. Ellen answered that we do not because we have had no reason to reach to him. The same resident asked, "are we just staring at each other or are we trying to be neighborly". Ellen explained that the Avalon board does not have any issues with the pasture property owner(s) and has not been contacted by them about any concerns/issues. The resident began to explain that "we (Avalon) became un-neighborly 15 years ago". Ellen stated that she was not here 15 years ago and cannot speak on those concerns but as of now, Avalon does not have any issues/concerns with the pasture property owner(s).

**Special Events Recap:**

- Mardi Gras Parade- Feb. had less participation than the last two years. Ellen stated that she thinks it was due to lack of communication leading up to the event. She also stated that she will make sure advertising of the event will be done much sooner in advance next year.
- Easter Egg Hunt- April (cancelled r/t weather)
- The Avalon Spring Garage Sale was in May and we plan to have another in the fall. One resident suggested we do a chili cook off for the fall. Many agreed.
- The Spring Adult Social was a huge success with no cost to the neighborhood due to the hard work of some of our residents who volunteered to not only organize it but also get some business owner residents to sponsors the cost of the food and supplies.
- The 4th of July Celebration was held on July 3<sup>rd</sup>. There was a great amount of participation from the residents but not so much for cleanup the next morning. The following are upcoming events this year: ▪ Fall Social▪ Halloween decoration contest▪ Halloween hayride▪ Christmas movie night▪ Christmas decoration contest

**Motion to Adjourn the Meeting by: Jeff at \_7:44\_\_ PM**

Second by: Candi McKean

Vote Results: All in Favor

### **Additional Information and Reminders**

- 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, the board is able to nominate homeowners to fill empty positions by vote of the board
- 80% of homeowners to change covenants = 104 homeowners

### **Upcoming Calendar**

~~February 04, 2023 Mardi Gras Parade~~

~~February 28, 2023 HOA Board Meeting~~

~~April 8, 2023 Easter Celebration~~

~~April 11, 2023 HOA Board Meeting~~

~~April 28, 2023 Spring Social – Now June 2nd~~

~~May 6, 2023 Spring Garage Sale~~

~~May 23, 2023 HOA Board Meeting~~

~~July 3, Independence Celebration~~

June 6, 2023 Neighborhood Mid-Year Meeting

August 01, 2023 HOA Board Meeting

### **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.