

Avalon Homeowner's Association Board Meeting

April 11, 2023

Call to order: __6:04__ PM

Name	Role	Present
Ellen Najdowski	President	X
Candi McKean	Vice President	N/A
Jeff Shoemaker	Treasurer	X
Molly Stincomb	ACC Chair	X
Mike Rauch	Maintenance Chair	X
Chris Rankin	Secretary	X

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.

Approval of Meeting Minutes (Chris Rankin)

- Motion to approve the meeting minutes from December 6, 2022 made by
__Jeff__
 - Second by **Mike**
 - Vote results - **All Approved**

Financial Update (Jeff Shoemaker)

- Financial Status
 1. Accounts Receivable – status of collections / late fees
 - Have roughly 11 lots that have notes, late, over payment, etc..
 2. Financial Statements
- Reviewed with team

- Reviewed by the board and approved.

Approved and Pending ACC Requests (Molly Stincomb)

- Lot 94 needs assistance with weeds, bushes and trees that is in their fence
- Tree removal, need to provide education, and strategy on how to address.
 - Ellen will engage the ACC advisory board

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

- Ellen is maintaining the new residence list
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Executive Session: Neighbor Complaints (Ellen & Molly)

- Neighbor walking dog, with headlamp, dog off leash, dog bit child / other dog – County issue.
 - Should we send email, and include in the news letter
-

Maintenance Update (Mike Rauch)

- Next step, schedule time with the trusted entity to middle and High to do a walkdown of the gazebo
 - That is to develop a Scope of Work to renovate the gazebo. May need to split the job into two projects, over two years.
- Retention ditch, and concrete
 - Motion to approve \$500 / year to treat mosquitoes in water retention areas. 2nd by Chris, Approved by all
- Fountain is not working, need to address.
-

Old Business

- N/A

New Business

- Events and coordinator – Spring Social,
 - Ellen has 3 persons to assist.
 -

Motion to Adjourn the Meeting by: Jeff at 7:24 PM

Second by: Mike

Vote Results: All in Favor

Next Board Meeting to be held at 6 PM on Tuesday,

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 – Rescheduled to 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