

Avalon Homeowner’s Association Board Meeting November 14, 2023

Call to order: __6:05__ PM

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

Approval of Meeting Minutes (Ellen)

- August Meeting minutes were distributed and approved via email, and in person at the November meeting, All in attendance approved.

Financial Update (Jeff Shoemaker)

- Jeff provided the financial statements via email prior to the meeting and brought hard copies
- Jeff reviewed each of the balance sheets, and provided insight to the board for development of the FY24 budget. He also provided a DRAFT for the FY24 budget based on previous years.
- Team discussed the potential to raise annual dues during the December meeting. (\$400 / year)
- Ellen reminded the board that the HOA was due a refund of approximately \$1600 from the pond fountain vendor.
 - *The fountain purchased was replaced with an improved model at lower cost.*
- Two HOA households has minor overpayment in CY23, Jeff will credit their account when sending out CY24 HOA dues statements.
- Financial statements were reviewed by the board and approved by those in attendance.

Approved and Pending ACC Requests (Molly Stinchcomb)

- Molly provided insight to the various types of ACCs that had been received and approved.
- Board concurred that Molly is doing a phenomenal job and expressed appreciation.

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

- No review in Candi’s absence.

Executive Session:

- Mentioned that two board member (Jeff & Mike) seats will be open in CY24

Maintenance Update (Mike Rauch)

- Ellen indicated she would follow up with the pond fountain vendor regarding the refund.
- Board discussed the improvements to the HOA assets, noting that we have upgraded or improved most all of them.
 - Pond Fountain replacement
 - Renovation of the Gazebo and added new String Lights
 - Shout out to Ellen and Nick for hanging the new lights!!
 - Replaced legacy entrance license plate scanning system
- Noted that the Pond water level was low, and that the well / pump did not seem to be working.
 - Ellen indicated that she and Mike had reset the breaker, however, when it resumed pumping, it promptly tripped the breaker.
 - Mike was to reach out to the vendor that installed the pump to assess and troubleshoot.

Old Business

- N/A

New Business

- Received an unsolicited offer to purchase the Avalon HOA owned lot.
 - Board dismissed the notion of selling the lot, as it is green space for the HOA.
- Discussed the Christmas decorating contest and proposed prize amounts.
 - 1st - \$100, 2nd - \$75, 3rd - \$50
 - Ellen motioned to approve, Jeff 2nd, and all in attendance Approved
- Discussed having the Movie at the Pond, agreed we should have it
 - Proposed having it on the 9th of December
 - As Molly has young'uns.. she gets to select the movie!
- Discussed the pine straw and when it would be applied
 - Mike is to contact the HOA landscaping vendor to schedule the installation.
- Discussed the Annual Meeting in December.
 - Proposed that yes, we'll host / facilitate the meeting
 - Proposed having it on the 7th of December
 - Proposed having it at the community building by the fire station
 - Ellen motioned to approve, Chris 2nd and All in attendance Approved.

Special Events Recap:

- Halloween Hayride was GREAT! Went well and we had lots of kids participating!
- Halloween decorating contest was fun, Ellen notified the 1st, 2nd and 3rd place winners!
- Garage Sale participation was low. The board discussed whether to continue having it, and if feedback from residents is high, we need to improve communications?
- Fall Social went off well! Thanks to all that attended!

Motion to Adjourn the Meeting:

Motion by: Chris at 7:00 PM

Second by: Jeff

Vote Results: All in Favor by those in attendance.

Additional Information and Reminders

- Voting requirements
 - 129 homes in our neighborhood
 - 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.