

Avalon Homeowner’s Association Board Meeting held on Jan. 10, 2023.

The meeting was called to order at: __6:10__ PM

Name	Role	Present
Ellen Najdowski	President	Yes
Candi McKean	Vice President	Yes
Jeff Shoemaker	Treasurer	Yes
Molly Stincomb	ACC Chair	Yes
Mike Rauch	Maintenance Chair	Yes
Chris Rankin	Secretary	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.

Approval of Meeting Minutes (Chris Rankin)

Motion to approve the meeting minutes from December 6, 2022 made by: Jeff

- Second by **Candi**
- Vote results - **All in favor**

Financial Update (Jeff Shoemaker)

- Financial Status
 1. Accounts Receivable – status of collections / late fees
 2. Financial Statements
- Reimbursements?

Discussion:

- Cost for running the pump for watering the grass
 - Determined that watering schedule was currently set to Daily, Board decided to reduce the frequency to once per week, and revisit in Spring / Summer when it warms up.
- Cost for the LED lights; billing and replacement
 - The lights are replaced by the utility company, and only when burned out or broken.
 - Many have been replaced, but not all.
- Cost for the Avalon website;
 - We saw overbudget costs in CY22 due to invoicing and payments crossing from 2021 to 2022. As a result, CY22 costs included both 2021 and 2022.
- Invoicing
 - We have a spreadsheet with all resident's email, phone, etc. Cole helped with the mail merge to the new invoices. Yay! Kudo's to Cole.
 - Ellen will send out a new list of residents contact to the board members
- Website
 - Cole is the webmaster, Ellen has asked him to develop a slide show.
 - Target is to provide that to residents, so, you would have to log in to see the slideshow.
- Wrap-UP – Jeff asked if there were any questions by the board.
 - None

Approved and Pending ACC Requests (Molly Stincomb)

- Discussed the Overnight Parking, repeat offenders
 - Ellen indicated that she had been fielding and responding to a few of these.
- Scott Chapman – New roof, Adding Columns
- New Homeowners - Emilio(sp) – painting their house, similar color and other improvements
- A homeowner to install a wrought iron fence (Kings @ 11672 Halcyon Loop)
 - Board discussion on what the rule were, how to interpret
 - Jeff found the verbiage and surfaced that for the board
 - Decision was made; wrought iron fence is OK for back of property, not sides and front.
- Homeowner Installing a Pool and Deck (Huffs)
 - Molly sent them an ACC form asking them to complete it.
- ACC Process
 - This resident's ACC had expired, so, the Board discussed reinstating the 180 day cycle for ACC requests
 - Lots of discussion about ACC; decision was made to keep the process, garner assistance for ACC review from volunteers
- Homeowner installed street facing, round top, flat type fence gate (Rankin)
 - Lots of discussion, reviewing rules and regulations.
 - Motion to approve by Mike, 2nd by Candi, Vote Results: All in Favor
 - Rankin's will continue to seek the galvanized gate hardware for shadowbox
- Homeowner has a dog breeding business,
 - This is not allowed within the covenants.
 - Discussion was how to validate the concern.
 - Board members will attempt to call the homeowner as interested party for the dog.

- Next Steps to be determined.
- Ellen relayed that she wasn't addressing any yard complaints due to freezing conditions
 - We'll await improved weather conditions and readdress when growing season begins.

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

- Avalon has 2-3 new homeowners
 - Candi has either contacted them and / or dropped off gift bags
- Jeff (Treasurer) surfaced that he needs to know of any new homeowners to enable him to send invoices for HOA Dues.

Executive Session: Neighbor Complaints (Ellen & Molly)

- Car for sale in front lawn of Lot 1, car removed after a call to homeowner
- Car parked over night at 24041 Trowbridge 12/30/2022, removed the following day
- Car parked over night at 24041 Trowbridge 01/03/2023, removed the following day
- Jeep parked on Trowbridge overnight (no address) 01/08/2023

Maintenance Update (Mike Rauch)

- The pond light was out, GFCI circuit had tripped, Mike Rauch was able to reset it.
- Road to retention pond needs to be cleared,
 - Mike will contact the landscaping company to assess whether they can take care of it.
- Storm Drains need maintenance and clean up
 - Mike will contact the company to clean up the storm drains.
- Gazebo repairs and retention
 - Rankin made a motion to codify the Gazebo as a valued asset for Avalon neighborhood and that we should develop a plan in 2023 to revitalize and renovate it.
 - Candi 2nd the motion, Vote Results; All in Favor
 - Discussion on means to help reduce costs, by engaging roofing vendors and others to assess whether they would be willing to provide labor (Avalon provides material) and allow them to display their business sign on the finished product.
 - Mike was to begin the plan by getting a couple of estimates and assessments.
 - We'll review the estimates during the February meeting.
- Avalon Entrance
 - Christmas decorations: Ellen needs some help as they are heavy.
 - Magnolia Tree: overgrown, impinging on the roof, no decision made at this time
 - Proposed Trimming the oak trees in the middle of the Avalon Blvd
 - Mike to ask the yard maintenance team whether that would be included
 - Would like to raise them up, prune them a bit

Old Business

- Moved and addressed all the old business items.

New Business

Discussing the need to solicit team members for various committees. Ellen to send out email soliciting volunteers to champion and help coordinate Board member team leads.

- ACC – need 2 or 3
 - Potential candidates; Aliea, Jeff Warman
- Maintenance – need 4 or 6
 - Potential candidates; Kane, Tim, Jerry, Derek,
 - Volunteers that have various maintenance, trades type skills that Mike can call on for consultation and assessments
- Events – need 3-5
 - Jamie, Josh and Alison, Michelle Hill,
- Advisory – brainstorming potential candidates, Ellen will contact a few folks over the next few days
 - Would be nice to have previous board member and presidents
- Mike surfaced he would like to have budget for fish in the pond
 - Motion to allot \$1,000 for improving the fish in the pond by Jeff,
 - 2nd by Rankin, Vote Results : All in Favor
- Rankin surfaced the potential to survey Avalon residents to garner their input and perspectives. Chris will develop a DRAFT survey for the Board review at the February meeting.

Motion to Adjourn the Meeting by: Ellen at 8:15 PM

Second by: Mike

Vote Results: All in Favor

Next Board Meeting Feb 28th at 6:30 PM on Tuesday at Molly's

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???
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