

Avalon Homeowner's Association Board Meeting

May 25, 2023

Call to order: __7:14__ PM

Name	Role	Present
Ellen Najdowski	President	X
Candi McKean	Vice President	Phone
Jeff Shoemaker	Treasurer	X
Molly Stinchcomb	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 April , 2023 made by Jeff
 - Second by **Mike**
 - Vote results - **All Approved**

Financial Update (Jeff Shoemaker)

- Financial Status
 1. Accounts Receivable – status of collections / late fees
 - Down to 3 folks that have not paid their Yearly dues
 - Late notices have been sent, will continue to mail late notices
 - Will give home owners 6 months, before taking next action

- 2. Financial Statements
 - Reviewed all funding / income / and potential cost items
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- Reviewed by the board and approved.

Approved and Pending ACC Requests (Molly Stinchcomb)

- Several pool installations.
 - Homeowners need to pull the permit
- Tree removal; some are asking for permission, and performing the work, prior to approval / non approval, this continues to be an issue.
-

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

- Several new homeowners, no input as Candi isn't present
- Need to get an update from Candi.

Executive Session: Neighbor Complaints (Ellen & Molly)

- Complaints about speeding in neighborhood
 - Homeowner called Baldwin county, and they have begun improvements
 - Jeremy from the sheriff's office, evaluated and has offered to move the sign
 - Suggestion to move the sign to across from Avalon Blvd. in the HOA property
 - Ellen to engage to move the sign
- Discussed Lot 1, that recently sold, whether it needs to come up to HOA standards
 - No action necessary, not necessary to meet standards
- The homeowner at the beginning of Avalon BLVD, wants HOA to mow up next to the fence
 - HOA deems that area part of the homeowners property
- We believe we are up to date on email addresses

Maintenance Update (Mike Rauch)

- Gazebo Issue
 - Team met with the construction company(s)
 - New Roof, planks, remove benches, power wash and seal - ~\$13,164
 - Mike Rauch motion to accept bid for repairs of the Gazebo per bid
 - Seconded by Ellen
 - Vote Results: All in favor
- Drainage Issue
 - Pumped the drain empty, realized the two boxes that are holding water, Drainage issue is resolved
 - Mike will ask the lawn company if they will routinely throw mosquito pellets in when mowing.
- Pond Fountain
 - Cost to replace the pump is ~\$6k
 - Cost to replace the fountain is ~15k

- Rankin makes motion to providing funding to repair the fountain ~6k
 - Secoded by Molly
 - Vote Results: All in Favor

Old Business

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

New Business

- Events and coordinator – Spring Social,
- Spring Social on June 2nd
 - Team is working to pull together the food and fun.
 - Will have a Corn Hole tournament
- Need to schedule the midyear meeting
 - Will need to figure out a communication plan for Assessment and Dues Increase
 - Will focus on a July date, prefer to have the meeting after the Gazebo renovations.
 - Will target having the meeting on July 28th at 6:30 – 7:30pm
- Independence Day Celebration for July y3rd,
 - Will reach out to fire department to see if they can support the event with vehicle presence.
- Special Assessment
 - Will decide if we need to address, after the repairs to the Gazebo & fountain.
- Increase in HOA dues
 - Will include this as a topic during the mid-year
 -

Motion to Adjourn the Meeting by: Jeff at _8:47__ PM

Second by: Jeff

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