

AVALON HOMEOWNER'S ASSOCIATION MEETING

April 1, 2004

Board President Sammy Barner called the meeting to order at 7pm.

Board members present: Sammy Barner, Cedric Buckley, Nikki Gilstrap, Shaun Joyner and Steven Waite.

Minutes of the March 4, 2002 meeting were handed out to everyone in attendance for their review. No discussion took place on the minutes. Steven Waite made a motion to approve minutes as written. Nikki Gilstrap seconded the motion, and minutes were approved by unanimous vote.

TREASURER'S REPORT

Michelle Harris, treasurer, gave a profit/loss summary. She also stated that AHOA now owns the two lots on the corner by the clubhouse (Lots 51 & 52). They were purchased for \$50k at 6.5% for 10 years. The monthly payment will be \$569.

Michelle also said that automatic drafts for homeowner's dues will be available to start on July 1. Dues can be paid quarterly, semi-annually and annually.

Statements for homeowners dues were sent out last week with a \$10 late fee added.

There was no discussion on the treasurer's report and it was approved by a unanimous vote.

LANDSCAPING

Sammy gave the landscaping report. He stated that the new lots were cleaned up and their upkeep will be maintained. He also noted that the front entrance looked good. No discussion in regards to landscaping report.

CLUB & POOL

Sammy said that we are planning to purchase 2 patio sets for the pool.

A resident asked if anyone knew if Landmark was telling new homeowners in the back section if an additional pool was going to be built. Allison Weir, a new resident, said no one had mentioned a new pool when she purchased her home and she also noted that no covenants were given to her.

SOCIAL

Nikki Gilstrap said the Easter Egg Hunt would be held at 1pm on April 3. Anyone wanting to hide or stuff eggs should meet at the clubhouse at 11am on Saturday, April 3. She asked for volunteers to bring cupcakes and two residents offered to help.

COVENANTS

Parking on street has improved. A resident mentioned the letter sent out from AHOA board asking residents to ride bikes/walk on sidewalks. She stated that the back section did not have sidewalks. Another resident complained about people not cleaning up after their dogs while walking them.

The issue of satellite dishes was brought up and HEAVILY DISCUSSED. Residents in attendance do not want to grandfather people with satellite dishes that were installed prior to covenant stating they must be on the back of the house. These residents want the residents who have satellite dishes anywhere other than the back of the house to be forced to move them. Someone mentioned that we could possibly negotiate w/ satellite companies to move the dishes without charging the resident. Sammy read the covenant amendment addressing satellites. The board will send letters to the residents in violation of the covenant amendment and ask them to move satellites within 60 days.

Another resident asked why Part IV did not have sidewalks. It was explained that the board spent \$12K trying to maintain minimum square footage requirements and maintain sidewalks in Part IV and lost in court. Al Kirksey, a resident, asked if we could have the money refunded by our attorney. He also wanted to know on what legal grounds that we lost. Sammy said he would get the attorney's name to Mr. Kirksey and he could pursue those issues with him.

There were complaints about scooters being ridden in the street, four wheelers in part IV, cats urinating in people's yards and questions about how barking dogs will be handled. In regards to the dog issue, Shaun Joyner stated to use your best judgment and be respectful of your neighbors. If your dog barks please see why it is barking. Also, if you have a problem with a barking dog please speak to the dog's owner and give them a chance to address the problem before contacting Rankin Co. Sheriff Dept.

Someone wanted to know the name of the resident who fixes mailboxes. Charles Stewart does fix mailboxes (cosmetically) and his contact information will be printed in the newsletter.

The stop sign on Wakefield and Avalon Way will be replaced. Also poles for the stop signs at the corners of Abbey Woods and Avalon Way will be ordered and installed. The cost of these is \$900.

Old Fannin Road construction was also discussed. Larry Swales told Sammy that they are waiting on approval from MDOT.

Avalon will definitely have a third entrance. We are in negotiation with Landmark.

NEIGHBORHOOD WATCH

Cedric Buckley will initiate block captains and start the neighborhood watch. Hopefully, we will have block captains by August. Initially, there will be about 20 homes per block captain. These captains will be spaced throughout the subdivision and will communicate with the board. The goal is for this program to grow to develop safety programs, etc. Police departments will also do programs for neighborhood watch groups and we will post these tips in newsletter. No questions or discussion.

NEW BUSINESS

A resident in Part IV asked about the tree line that was supposed to be left between their homes and apartments. Sammy talked to Bill Brandon about this and they have put Leland Cypress trees out. The County is holding the apartments to its original plan regarding trees. The resident will be given Bill Brandon's phone number so she can call and discuss this issue with him.

Cedric Buckley made a motion to adjourn the meeting.