

Avalon Homeowner's Association Meeting

August 5, 2004

Board President Sammy Barmer called meeting to order at 7pm.

Board Members present: Sammy Barmer, Steven Waite, Linda Smith & Shaun Joyner.
Sammy introduced Linda Smith as a new board member to replace Cedric Buckley.

Residents present: Charles Stewart, Matt & Leanna Torres, Dan Loflin, Donna Fields, Cecil Jenkins, Bill McManus, L.J. Smith, Tom Samuelson, Janet & Steve Finch, Scott Reinhardt, Ugandhar Adari, Ellis Bridges, Bala, Lewis & Donna Slater.

Minutes from July 8, 2004 meeting were handed out and reviewed by residents in attendance. Steven Waite made motion to approve the minutes and Linda Smith seconded. Minutes were approved.

Treasurer's Report

Given by Sammy Barmer in Michelle Harris' absence. Financial statements were shared with those in attendance. The highlights:

- 1) We have collected 43% of annual dues for period July- December 2004. Dues are late after September 1 and will be assessed a \$10 late fee.
- 2) You can still sign up for automatic draft. Forms are available at the clubhouse or call Michelle Harris.
- 3) If you are current on your dues and still need a pool pass, call Michelle.
- 4) Financial statements are available at all meetings for any resident to review.

Landscaping

Sammy Barmer gave landscaping report. There is a problem with entrance to section IV. The landscaper was contacted by Sammy and this should have been taken care of.

Pool & Clubhouse

Given by Sammy in Randy's absence.

Ladies restroom toilet still has a problem flushing.

The wind has taken a toll on new umbrellas. Please put them down if you are late leaving pool or see a storm coming up.

We are considering building a pool on the two new lots. Nikki is researching prices of building a new pool and adding on to the existing pool.

One resident suggested keeping the existing pool to rent out for private parties and charging a small fee as opposed to filling that pool and making that area a park/playground. Several residents voiced opposition to filling in the existing pool.

Another resident suggested a pavilion and barbeque pits in the area in the front of the subdivision that is not currently being used. Another suggestion for that area was to construct a tennis court and/or basketball courts. Another resident suggested we not construct anything in the front of Avalon until the subdivision is gated due to potential vandalism.

Steven Waite said he still envisioned those two lots being used as a park/playground. Shaun Joyner agreed. Sammy said we would get residents input to address the overcrowding of existing pool and what to do with the two lots. Shaun asked if the residents adjacent to these two lots would be able to give any input on the pool vs. park issue.

One resident said she could not find the hook and net at the pool. Sammy said they should be located on the fence at all times.

Shaun Joyner said that pool rules should be updated. On the fence it states that all residents under the age 18 must be accompanied by an adult and the rules on the fence say all residents under age 16 must be accompanied by an adult.

There have been several teenagers at the pool over the summer without adult supervision. Some of these teenagers were riding skateboards into the pool. All residents are asked to help watch the pool area.

A resident said that Landmark said they were going to build a park on the edge of the retention pond. Another resident thought Landmark was going to build a pool. Sammy said he will call Landmark and find out their plans for that area.

Social

Given by Sammy Barmer in Nikki Gilstrap's absence. Avalon Day is rescheduled for August 28- rain or shine.

Covenants

Given by Sammy Barmer. A resident said that when you turn off Queens Wood there is a house that has a storage facility on the driveway and two beach awnings to cover cars. Sammy said he would investigate.

A resident expressed strong concern about keeping children out of the street- especially around Brighton Court and Brighton Circle. She said a large group of children play in the street in this area and it is dangerous.

Mailboxes

Charles Stewart will resident a letter asking them to fix the mailbox and give them a certain amount of time to comply. If they do not fix the mailbox within that time, Avalon will fix and charge the homeowner.

Charles has also researched some new mailboxes. The cost for the mailbox will be \$45 and the he charges \$25 to paint.

A resident suggested adding \$25 to homeowner's dues to cover maintenance of mailboxes. Other residents voiced opposition since this is a maintenance issue and asked if we would start raising dues to cover mowing and edging too. This resident said it is well written in covenants that mailboxes should be maintained and that it should not be assessed in homeowner's dues.

Old Business

None

New Business

Resident asked about neighborhood watch program. Sammy said Linda will take over for Cedric.

Shaun Joyner said that a resident had called her expressing concern about adding an entrance in the back. This resident was told by the Rankin County School district that if Avalon added an entrance on to any of the new roads that the subdivision would be re-zoned for Oakdale School on Hwy. 471. This upset many residents.

Sammy asked if the general consensus was not to add an entrance in the back. The resident agreed saying that they did not want to be sent to a different school and this would also save the additional cost of another gate.

A resident also said that there is a road being cut from Avalon to Farmington Station. He said that Kings Ridge Circle cuts into Farmington Station. Sammy will also investigate this issue.

One resident expressed thanks to the board for all their hard work

Sammy adjourned the meeting at 7:55pm.