

**AVALON HOMEOWNER'S ASSOCIATION MEETING**  
**December 2, 2004**

Board president Sammy Barmer called the meeting to order at 7 p.m.

Board members present: Sammy Barmer, Linda Smith, Michele Harris and Nikki Gilstrap.

Residents present: Dan Loflin, Matthew & LeAnn Torres, David & JoAnn Bailey, Bala Thanlore, Merritt Chance, Lance Wilson, Charles Stewart, Bobby & Paige Gousset, Danna Fields, Heather Patterson, Mitch & Cindy Beckwith, Ann Smith, Scott Reinhardt, Ugandhar Adari and Kim Nelson.

Treasurer Michele Harris gave the financial report prior to reading the minutes from last month. Financial statements highlights were:

- Dues collections are going well. We have collected \$936.60 in dues and \$50.00 in late fees of dues outstanding. This time of year, dues collection is normally slow.
- Total Expenses for November were \$2,459.85.
- For the year we our total income has been \$46,811.29 and total expenses have been \$39,015.11, which is a net income of \$7,808.07. Last years net income thru 11 months was \$8,963.43. The difference in net income is attributed to the expenses of the new lots.
- We have \$15,215.46 in our checking account, \$6,415.25 in our savings account, \$937.28 in other current assets and \$10,890.74 in accounts receivable for Total Current Asset amount of \$33,458.72.
- The outstanding balance of the note payable on the two new lots is \$47,635.32.
- Our Total Retained Earnings is \$38,558.52.
- The Total Liabilities & Equity is \$86,278.54.

Minutes from the November 5, 2004, meeting were handed out and reviewed by the residents in attendance. Sammy made the motion to approve the minutes, Nikki seconded the motion.

“Old Business”

- A Resident asked about an entrance on Abbey Woods & Farmington Station.
  - One resident stated that George Bobo said there will not be an entrance on Abbey Woods.
  - Sammy will be meeting with Larry Swales and the RCSD on Tuesday December 7 at 8:30. Items to be discussed are as follows:
    - The speeding problems/solutions
    - Answers to all of the entrances into Avalon.
    - Possibility of adding signs for dangerous curve, limited sight.
    - Road resurfacing.
  - Ann Smith stated she will follow-up with Larry Swales about the Farmington Station entrance.
  - Linda Smith stated that 30 acres between Avalon and Farmington Station were sold to Landmark for the purpose of providing a road.
- School zones questions came up with the discussion of the entrances.
  - Tarri Frazier has not gotten a returned call from Ann Sturdivant as of the time of the meeting.
  - Mr. Carr is a representative from Ann Strudivant's office and he told a resident that the school zones will not change.
  - Dan Loflin presented several copies of the school zone map.

**Committees** were not truly discussed in order, but certain items were discussed as follows:

**LANDSCAPING:** Sammy will be asking Tracy Hipp to decorate the front entrance for Christmas.

**SOCIAL EVENTS:**

- The Luminary volunteers are to meet at the clubhouse on Saturday December 11, 2004 at 10:00am to prepare the bags for the luminary event. The bags will be delivered the same day.
- The event is scheduled for December 18<sup>th</sup> with a rain day of December 19<sup>th</sup>.
- A resident asked if we could have Santa ride on the fire truck this year. Sammy would work on getting Santa and Nikki would work on getting the fire truck.

**COVENANTS/VIOLATIONS:**

- Ann Smith asked if anything has been sent to the resident that has had a boat parked in their driveway for months. Sammy stated that he will send a letter to violator if he is provided with the address.

**OLD BUSINESS:**

- Chris Bond with Nix Tann reported to Sammy that their architects initial rendering of the back entrance structure was rejected. The architects are working on round two.
- Dan Loflin asked who from Avalon will be on the committee to accept the rendering. Sammy stated that anyone who wanted to could be on that committee.

**NEW BUSINESS:**

- A resident asked about the parking of the construction workers on Abbey Woods. This is causing limited sight and possibility for accidents. Sammy will contact the builder about this.
- Matt Torres showed the website which was given rave reviews by the residents in attendance.
- A resident asked if polling could be accomplished on the website, Matt will look into that.
- Heather Patterson and Dan Loflin stated they would like to run for the Board next year.

Sammy adjourned the meeting at 7:50 p.m.

Minutes recorded by Nikki Gilstrap.