

**AVALON HOMEOWNERS ASSOCIATION
MINUTES OF THE MEETING ON FEBRUARY 12, 2004**

Sammy Barmer, President, called the meeting to order.

Board Members present: Sammy Barmer, Nicole Gilstrap, Tracey Hipp, Randy Kirby, Cedric Buckley, Steven Waite, Shaun Joyner

Minutes of the January 15, 2004 meeting were handed out to be read by those in attendance. Sammy Barmer made a motion to approve. Randy Kirby seconded and the minutes were approved by a vote.

Treasurer's Report was given by Michele Harris. The report was a profit/loss summary for January 2004 with a comparison to January 2003 totals. A statement of the financial position was also included.

Randy Kirby asked Michele about the progress made collecting homeowner's dues. Michele reported that 42% of the homeowners had paid their dues. After March 1 dues will be delinquent and she will send out statements in mid-March with a delinquent fee.

Nikki asked about drafting our homeowners' dues on a monthly basis. Michele will check with the bank about the possibility of drafting dues.

A resident asked about a dues increase. Sammy said the dues would increase to cover the cost of gating the subdivision but he did not know how much. He also stated that dues have never been increased since Avalon was built.

Randy Kirby made a motion to accept the treasurer's report and Tracey Hipp seconded. The treasurer's report was approved by a vote.

Landscaping- Tracey reported that dirt was put in Phase 4 and flower beds were raised. Flowers will be planted in the spring and will be billed then.

Clubhouse & Pool- Randy reported that the heat needs to be checked in the clubhouse and the bathrooms need to be painted. Randy/Tracey will get someone to look at the paint. Sammy will check with Greg about the heat.

A resident asked if another pool would be built in the new section. She said a friend of hers was told that there would be a lot donated to the homeowners association for this purpose. Sammy said that his understanding was that Landmark had offered to sell us a lot for \$18K and the homeowners association would be responsible for building the pool. Sammy said he would check with Landmark again about this issue.

Kim Walker and Randy will get more keys for the weight room.

Cedric asked for input from residents about weight room equipment. The stair stepper is broken and the elliptical machine & bike need to be replaced. Randy and Cedric will work on replacing equipment.

Cathy Richardson will no longer book the clubhouse. Kim Walker will replace her.

The board also proposed adding a \$25 non-refundable deposit for residents that use the clubhouse for parties that make money. Ex. - Tupperware, Southern Living, etc. These types of parties will also be limited to once a quarter by each resident. Nikki made a motion to accept this and Steve seconded. This was approved by a vote.

Social events- The Easter Egg Hunt is set for Saturday, April 3 at 1pm. Each child will bring a dozen eggs filled with candy. Sammy said we need residents to help Nikki with this project. Tara Frazier and Shaun Joyner volunteered to help Nikki with the egg hunt.

Covenants- Sammy stated that parking on the street is still a problem. The board urges people not to park on the street as it presents a danger to children and residents. Unfortunately, this cannot be enforced because the county does not have an ordinance addressing this issue.

A resident asked if all parts of Avalon followed the same covenants and Sammy said they did.

Residents also brought up an “eye sore” in the new section. There is a small house/shed built beside a resident’s house and is not fenced. Sammy said the board had addressed this issue with the homeowner and he had agreed to move this building to the back of his property and fence once construction was started next to his lot. The board had previously agreed to this. Cedric asked if this issue could be revisited and Sammy said if enough residents complain the board will revisit. Sammy will check on if a house will be built next to this resident and follow up.

A resident asked what happened to a mailbox on Avalon Way. It was reported that it was hit by a car. Speeding and running stop signs are still extremely problematic in Avalon. Nikki reported that she has spoken to the RCSD and they said that 90% of the people they stop for speeding and running stop signs in Avalon are residents of the subdivision.

A resident asked what was happening with the new stop sign on Abbey Woods and Avalon Way. Shaun Joyner stated that she and other residents on Avalon Way had called the county after the light pole was hit in December because they were concerned about safety. The county engineers did a traffic study and decided this stop sign was necessary. Sammy also mentioned that we will need drivers to be especially cautious in this area in the future if we get to purchase the corner lot and construct a playground.

The reflective stop strips are peeling. Sammy reported that he had talked to Larry Swales about this and the county is going to replace the strips.

NEW BUSINESS-

Sammy reported that the board had decided to get the names of new residents who had water turned on from city of Flowood. This will help us know when new residents move in so we can give out welcome packets and covenants. Delayne McGowan is in charge of welcome packets. Sammy and Shaun will also begin to work on this.

Sammy also reported that he spoke to Larry Swales and construction on Old Fannin Road will begin in 30-60 days.

A couple of residents in the new section mentioned that subcontractors are leaving trash and fires burning. Sammy said he would address this with the builders.

It was also mentioned by a resident that there is a trailer parked outside 212 Camelot Way. Sammy also said that he would address this issue.

Meeting was adjourned.