

AVALON HOMEOWNER'S ASSOCIATION MEETING
May 6, 2004

7pm- President Sammy Barmer called meeting to order.

Board Members present: Sammy Barmer, Cedric Buckley, Nikki Gilstrap, Shaun Joyner, Steve Waite, and Randy Kirby

Residents Present:

Michele Harris, Charles Stewart, LeAna Tows, Tom Sanatos, Cecil Jenkins, Janet & Steve Find, Donna Fields, Mitch & Cindy Beckwith, David & Jo Ann Bailey, Merrett Chane, Ann Smith, Lisa Ward

Minutes of the April 1, 2004 meeting were handed out to everyone in attendance for their review. Steve Waite made the motion to approve the minutes with an amendment. (Adding the list of residents' names that were present at the April 1 meeting.) Nikki Gilstrap seconded the motion and it was approved by unanimous vote.

Landscaping- Sammy Barmer (in absence of Tracie Hipp)
Nikki requested that lower limbs be cut on the new lots.

Landscaper charged \$575 for repair work at the front entrance due to a pipe bursting. Sammy said that he would contact the county to get them to reimburse us.

Resident asked if the "island" on Brighton Circle could be landscaped. Sammy said he would talk to Tracie about getting some work done on it.

Clubhouse & Pool- Randy Kirby

Pump & filter were replaced a year ago. We recently had to pay \$400 for some parts on the pump to be replaced.

The company that does pool maintenance said that the landscapers are causing excess grass to be in the pool after they mow. The pool maintenance company is charging us an additional \$40 to clean out the grass because it takes them extra time. Randy said he would ask Tracie to address this with landscapers.

There are 2 new sets of patio furniture. Randy asks everyone to lower the umbrellas if they are leaving the pool late or if a storm is approaching. He also asks every resident to "police" the pool area. If anyone sees something suspicious at the pool or clubhouse, please contact a board member immediately. There are motion sensitive lights that should be working.

Michelle Harris addressed pool passes. She passed out a sample of the art work for our new pool passes. They are plastic key tags (like the ones grocery stores use.) To save costs on printing each year, we will issue different colored stickers to show residents are current. Pool passes and new pool code will be issued before the end of May.

Social- Nikki Gilstrap

Nikki gave a summary of Easter egg hunt. It was a great event. Thanks to everyone who helped.

Avalon Day will be held on Sunday, June 27 from 1pm-5pm on the new lots purchased by the clubhouse. There will be food, space jumps, water balloons, tug of war and snow cones. Each street will be asked to bring a certain food item like hamburger buns, soft drinks, etc. Bring your own chairs and blankets. More details will be given in the newsletter. Neighborhood watch will also be started that day. Block captains will be identified. Nikki will need help with Avalon Day. Residents in attendance were asked if they preferred to have Avalon Day on Saturday and Sunday. All agreed Sunday was preferred day.

Covenants- Sammy Barmer

Satellites were heavily discussed at the April meeting. Letters have been sent to 4 homes asking them to move satellites within 60 days. Sammy will follow up after 30 days to see what kind of progress is being made.

The resident at 235 Camelot Way has moved storage building to the rear of property.

A resident asked if the board needed to see plans for his deck. Since that structure will be below the fence line, the board does not have to approve.

Treasurer- Michelle Harris

(See attached treasurer's report)

Michelle did state that March statements were effective- 80% of dues have been collected. Michelle also said that there were only about 5 homes who were owed over \$360 in back homeowner's dues. She said anytime a resident owes over \$360 in dues, they can be taken to justice court. If they don't show up for court, a lien will be placed on property.

She also stated that the board is trying to come up with a more efficient way to keep track of people moving in and out. Block captains should help with this.

A resident asked Michele if our liability insurance will cover the new lots by June 27 (Avalon Day). Michelle will contact our insurance agent to be sure our liability insurance includes those lots at the present time.

Old Business- Sammy Barmer

The stop sign at Avalon Way and Wakefield Place has been repaired.

New Business- Sammy Barner

The Fannin Rd. project has started and is expected to take one year to complete. Per email from Larry Swales, the road will be one lane for a short period of time.

The summer newsletter will go out in June. Any information for the newsletter should be given to Nikki. Advertising is available to help defer postage costs. The cost to advertise is \$45 a year for a business card size ad. There will also be contact information in newsletter for the resident who repairs mailboxes. There are many mailboxes in the subdivision that could use “sprucing up.”

A resident asked if there would be an alternate date for Avalon Day in case of inclement weather. Nikki said there would be.

A resident asked about Avalon connecting to Hugh Ward. Sammy said Landmark is in negotiation with the owners of the land at the end of Abbey Woods. If Landmark purchases this land, there will be a third entrance from Avalon onto Hugh Ward.

A resident said that she spoke to some new homeowners and they were told by Landmark that they would donate a lot for an additional pool. Sammy said he would get the names of these new residents and contact them. Landmark has offered us an option to purchase a lot for an additional pool- not donate one.

There is a huge sink hole on Kings Ridge and Abbey Woods that is filled with trash. Sammy said he would contact Landmark about this.

A resident asked about an ordinance against children riding motorized scooters in the street. There has been an incident where a child lost control and ran into a parked car. Nikki is going to contact the Rankin Co Sheriff Department for clarity on this issue and will include that information in our newsletter.

A resident also stated that Landmark began pouring slabs at 4:45am last week. He contacted the Sheriff who transferred him to David Morrow (attorney for Rankin Co.) Mr. Morrow said that he would consider this disturbing the peace so residents could contact the sheriff to press charges and take Landmark to justice court.

Speeding in the subdivision and running stop signs were also addressed. We have a lot of problems with this. It was discussed that residents should contact the sheriff and ask for additional patrol.

Anyone interested in being a block captain should see Cedric.

Meeting adjourned.