

AVALON HOMEOWNER'S ASSOCIATION MEETING
November 5, 2004

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

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

Residents present: Dan Loflin, Jorge Guelbenzo, Matthew & LeAnn Torres, David & JoAnn Bailey, Cecil Jenkins, David & Jan Reilly, Jessie Jones, Leah Kackley, Bala Thanlore, Laurie Ellis, Lewis Slater and Tarri Frazier.

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 \$2,777.60 in dues (which is \$200 more than last year) and \$370 in late fees of dues outstanding.
- For the year, we have collected \$400 more in 10 months than we did in the first 10 months of last year.
- In Expenses, the landscaping bill has gone up about \$250, which can be contributed to the new property that Avalon owns and must maintain.
- For mailbox repairs: We have fronted Charles Stewart with \$287.93 to purchase supplies for the mailbox repair project. As residents pay Charles for his services, he will refund Avalon the \$287.93.
- We have \$16,314.53 in our checking account, \$6,415.25 in our savings account, \$1,268.98 in other current assets and \$12,441.14 in accounts receivable for Total Current Asset amount of \$36,439.89.
- The outstanding balance of the note payable on the two new lots is \$47,156.40.
- Our Total Retained Earnings is \$42,027.98.

Minutes from the October 7, 2004, meeting were handed out and reviewed by the residents in attendance. Sammy called for a motion to approve the minutes; Nikki made the motion, which was approved by the three Board members present.

Some "Old Business" was brought up prior to moving into the Committee portion of the meeting.

- A Resident asked about the entrance into Farmington Station off of Kings Way.
 - Sammy explained that we will have four entrances: two on Avalon Way (the current ones), one on Abbey Woods and one into Farmington Station. This has been decided by the County & Landmark.
 - This brought up questions of school zones. Several different "rumors" were told but no one knew for sure what would happen. Tarri Frazier offered to check with Ann Sturdivant to see if she could shed some light on the issue.
- A resident asked about the Board decision on the person that is \$1,100 past due on their dues. Sammy explained that we have made several efforts to have that resident pay the dues. Then he stated that we would probably put the dues into a Promissory Note and require timely payment.

LANDSCAPING: The front limbs have been cut back and the light will be fixed soon. Sammy will be asking Tracy Hipp to decorate the front entrance for Christmas, since he does such a wonderful job.

CLUBHOUSE AND POOL: Sammy said that we would have a plumber come out to fix the bathrooms. A resident inquired about the paid members of the Board. Sammy explained that the Treasurer is paid and that she is the only paid member and Cindy Beckwith is paid for clubhouse cleaning and booking but that she is not a Board member.

SOCIAL EVENTS:

- The Halloween Party was a huge success as usual. We had a plethora Cupcakes and we could have fed an army with what was left over.
- The Luminary event is coming up for December and volunteers were requested.
 - The volunteers that signed up at the meeting are: Leah Kackley, Ann Smith, Tarri Frazier, Bala Thanjore, Cecil Jenkins, Jessie Jones and Lance Wilson.
 - Sammy explained how last year we had residents come to the clubhouse and pick up their supplies. The Board members involved last year did not feel that was the most productive way to hand them out; therefore, this year we will be delivering the supplies (with instructions) to each house.
 - The event is scheduled for December 18th with a rain day of December 19th.
- 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:

- The first “wave” of letters went out to the homeowners on the first half of Avalon Way who needs their mailboxes refurbished; 15 letters were sent out Oct. 6. There has been a good response with getting those mailboxes repaired. The second wave of letter will be going out by the next meeting.
- A resident brought up that her mailbox was “taken out” by a car. She called the Sheriffs Office and there was really nothing they could do. The car that ran over the mailbox was seen but no one knew the owner of the car. Another resident mentioned that this was a federal offense, but all agreed that the FBI would probably not come out and investigate run over mailboxes.

OLD BUSINESS:

- A resident asked about the “back entrance” along Avalon Way and when will the other developer pay for the entrance. Sammy noted that the developer is going to submit a design to AHOA for the back entrance. The developer, who will build the second entrance/exit to his subdivision adjacent to this back entrance of Avalon, will pay for the entire project.
- A resident inquired about what can be done about the children on the skateBoard ramps. Sammy stated that the children are not breaking any covenants and there is nothing we can legally do. One resident suggested that we send the parents a letter. Sammy said that if a resident provides him with all of the information, he will send a letter to the parents.
- The running of stop signs is still a hot topic, and it was mentioned that the Sheriff’s Department has been handing out tickets.
- A resident asked if we had liability insurance to cover the children playing on ramps on the two vacant lots. Sammy assured them that we do. One resident asked if we could

post a sign to release liability. Sammy and Linda will get together on getting the sign posted.

- A resident asked about the new water tower. Sammy stated that a water tower would be built east of the back entrance, across from the apartments in Summer 2005. There will be a fence around it and the County assured Sammy that the water tower will be pretty, or as pretty as all of the other water towers Rankin County builds.

NEW BUSINESS:

- There was a discussion about the minimum age a teenager can come to the pool without an adult present. Several ideas were brought up. Sammy stated that we will research what the minimum age should be and by next summer we will have a decision made and corrected signs will be posted.
- A resident asked if we will be doing “Yard of the Month” again. It was explained that first of all the sign was stolen about a year ago and that we need residents to step up and help on committees such as this.
 - Sammy then went into the Board elections will be soon and asked everyone to think about running for the 2005 Board.
 - Nikki stated that it has been requested of her to put pictures on the ballot this year along with other information such as: place of employment, address, why one wants to serve on the Board, etc. Those in attendance agreed that would help in the election process.
 - It was also mentioned that each section needs proper representation. Sammy stated that we tried last year but people must volunteer from each section or that cannot happen.
 - Two residents stated that they would like to be on the ballot for 2005. They are Leah Kackley and LeAnn Torres.
- There were other questions regarding the gating of Avalon. Sammy said the Board would be presenting proposals to the residents in 2005 and that there would be several special meetings prior to a decision being made.
- A resident asked if the minutes from each meeting could be emailed to all of those residents who have provided email addresses. Sammy said that he would do that each month.
- One resident asked about Block Captains. Cedric Buckley provided Linda Smith with the information he collected, about a Neighborhood Watch Program, at the meeting. Linda will begin working on the Neighborhood Watch Program and get back with us soon.
- Residents in attendance requested an update on the pool improvement project. Sammy noted that a lot of options were being considered and that a formal plan would be forthcoming. Tarri Frazier stated that her and Shaun (being on the pool committee) needed to have a guideline to go by so they would know what to tell the pool companies. It was suggested to have a meeting on the design of the pool. Sammy and Nikki will get together to decide the best date to have the special meeting.
- A resident requested that we add a handrail to the steps outside of the clubhouse and provide better lighting on the steps. Sammy said that he would look into getting a handrail installed. He also said that the lights on the front of the clubhouse need overhauling and that will be on his list of things to do.

Sammy adjourned the meeting at 7:45 p.m.

Minutes recorded by Nikki Gilstrap.