

AVALON HOMEOWNER'S ASSOCIATION MEETING
October 7, 2004

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

Board members present: Sammy Barmer, Linda Smith and Steven Waite.

Residents present: Jerry & Bernette Smith, Dan Loflin, Ellis Bridgers, Chris Groebe, Mitch & Cindy Beckwith, Debra Barnes, Janet Finch, Donna & Wayne Fields, Lewis Slater, Senthil.

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

Sammy gave the financial report in the absence of Treasurer Michele Harris. Financial statements were shared. The highlights:

- Dues collections are going well after statements were sent mid-September. We have collected 76% of dues outstanding and \$910 in late fees for the year.
- Insurance premiums went up \$1,400 year-over-year for no real reason. Therefore, we are researching other companies for a quote to reduce this amount for the remaining policy period.
- Through nine months, net income is about \$400 better than last year for the same time frame: \$9,623.16 in 2004 vs. \$9,270 in 2003.
- Eighty-two people still owe dues. A lien will be filed on a property owing \$1,174 in delinquent dues the week of Oct. 11.
- \$1,800 of our new fixed asset total of \$1,976.07 is for the new furniture and entertainment equipment purchased for the clubhouse.

LANDSCAPING: Nothing new to report.

CLUBHOUSE AND POOL: During the month new furniture, an entertainment center, TV, stereo, DVD player and CD player were purchased for the clubhouse. Cable TV is being installed the week of Oct. 11. A lock has been placed on the entertainment center.

One resident complained that the toilets were being locked. Her family, and others, were still swimming, and requested they be kept open. Sammy said he would keep the bathrooms unlocked.

SOCIAL EVENTS: Sammy reminded everyone of the Oct. 30 Halloween Party at 1 p.m. He asked for volunteers and Chris Groebe volunteered. Sammy said there would be prizes for three age groups: 3-under, 4-to-8 and 9-older. Cupcakes and juice would be served and, hopefully, there would be a tractor for a hay ride.

COVENANTS/VIOLATIONS: Letters are in the process of going out to the first group of homeowners who need their mailboxes refurbished; 15 letters were sent out Oct. 6. There were no other major violations to discuss.

Residents in attendance requested an update on the pool improvement project. Sammy noted that a lot of options were being considered, that a formal plan would be forthcoming.

OLD BUSINESS: Sammy said that by the time Avalon was completed there would be four exists. In addition to the two existing, both on Avalon Way, Abby Woods will connect to Hugh Ward Boulevard and Kings Ridge would connect into Farmington Station. Sammy said L.C. Sharamee of Landmark confirmed the two “new” entrances/exits.

Sammy noted that Chris Lewis, the developer building a subdivision north of Avalon, is going to submit a design to AHOA for the back entrance along Avalon Way. Sammy hopes to have this design at the next meeting. 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 water tower will be built east of the back entrance, across from the apartments.

NEW BUSINESS: Sammy said SSK Builders had purchased the remaining five lots in Avalon, and planned to build homes on two of those lots shortly, both on Abby Woods.

A resident made note of a safety hazard at Abby Woods and Kings Ridge Circle, an iron pipe was used to prop up boards with nails – being used to deter construction traffic.

Another resident was concerned with the construction parking at the main entrance off of Old Fannin Road, and the potential for breaking or parking on sprinkler heads. Sammy said he would speak to the foreman, and make them aware of the potential damage they could cause.

There also was an issue about children in the road, who don’t observe traffic, i.e. skateboarders and bicyclists. More upsetting were the parents who saw their kids being a road hazard and not saying anything to their children. A resident suggested having the Rankin County Sheriff out for a bike safety course.

A concern about the tall grass at Avalon Way and Hugh Ward, which created a blind spot at the intersection, was raised. Sammy suggested a call, or Email to County Commissioner Larry Swales. A couple of residents said they would follow up.

A question was asked as to how long before Avalon would be complete. Sammy said 18 to 24 months, based on his discussion with Landmark.

A resident noted that the retention ponds had been cleaned up.

Another hazard was brought up: The storm drains at the corner of Abby Woods and Avalon Way, and Abby Woods and E. Abby Place, did not have cross-bars. The county would be called.

Linda Smith wondered if we needed to post rules for the vacant lots owned by AHOA, A decision was made to post rules on the vacant lots until they were developed. Linda said she’d hate to see the trees cut down on those two lots to put in a pool. Others agreed.

There were other questions regarding gaiting Avalon, and would the two new entrances be as nice as the main entrance and, eventually the “back” entrance. Sammy said the board will be presenting proposals to the residents in 2005.

Sammy adjourned the meeting at 7:43 p.m.

Minutes recorded by Steven Waite.