

## **Avalon Homeowner's Association Meeting September 2, 2004**

Board President Sammy Barmer called the meeting to order at 7pm.

Board Members present: Sammy Barmer, Nikki Gilstrap, Linda Smith & Shaun Joyner

Residents present: Dan Loflin, Janet Finch, Leah Kackley, Charles Stewart, Michelle Harris, LeAnna Torres, Matthew Torres, Tarri Frazier and Cedric Buckley.

Minutes from the August 5, 2004 meeting were passed out and reviewed by residents. Sammy asked if there was any discussion regarding the minutes. There was no discussion so Nikki made the motion to approve and Linda seconded. Minutes were approved.

### Treasurer's Report

Given by Michelle Harris. AHOA has collected 57% of homeowner dues for this period. There are 134 homeowners that are currently outstanding. There are a few homeowners that owe over \$200. The homeowners that owe \$360 or more in outstanding dues will be taken to justice court. We have done this in the past with delinquent accounts.

Statements to late payers will go out. The dues are now considered late and will have a \$10 late fee added.

Automatic draft is still available on an annual, quarterly, and semi-annual basis. Contact Michelle if you wish to participate.

Sammy noted that financial statements are available for all homeowners to review at our monthly meetings. If you have any questions, call Michelle.

### Landscaping

Given by Sammy Barmer. The lower limbs on the trees on the lots across from clubhouse were trimmed. There lights are out on the lamp posts up front. Sammy will replace the bulbs. A resident comments that the limbs have grown up on our entrance.

### Club & Pool

Given by Sammy Barmer. The ladies room toilet still needs to be replaced.

Nikki commented some chairs in clubhouse are broken. Cindy Beckwith came up with the idea to sell the broken chairs and the table that goes with them at a garage sale. The money we get from the sale of these items will be used to buy new chairs and table for the clubhouse. Also an entertainment center and television will be purchased. A stereo may be purchased later.

All board members have a key to clubhouse except Linda Smith and Shaun Joyner. They will also be given keys.

### Social

Given by Nikki Gilstrap. Avalon Day was a wonderful, successful event. There were a handful of disrespectful boys that attended. They were not accompanied by parents. Nikki said that Steven Waite had mentioned getting an RSVP next year so we can have a better idea of how many people are attending and plan accordingly. Everyone seemed to think this was a good idea.

Sammy said we took 8 packs of left over hamburgers and buns and chips to the Stew Pot Men's facility on behalf of AHOA. They were much appreciated.

A resident asked how the Pampered Chef show went. Nikki said most people asked if she was a resident and when they found out she was not, they did not purchase anything. We will try to find a Pampered Chef rep in the subdivision and try again. All hostess benefits will be credited to the AHOA to purchase items for the clubhouse.

"Spook Day" will be in October. Shaun Joyner will get decorations and prizes for the event and Tarri Frazier will help getting refreshments. Nikki will print flyer. We still need more volunteers to help with this event.

### Covenants

Sammy said that the boat that was parked in front of the house has been moved.

A resident asked about the covers for the car that was mentioned at last months meeting. Sammy said it has also been removed.

Sammy said mailbox maintenance will begin in September. It will be done one section at a time. The mailboxes will be identified as in need of repair and resident will be notified. The resident will be given repair options and 30 days to comply. After this time period, the mailbox will be repaired by AHOA and the cost will be billed to resident.

A resident asked if a garage that was so full that the cars could not be parked inside was a covenant violation. He noted that this same house on Camelot Way had a basketball goal in the street. Sammy said as long as no cars were parked on the street they were not in violation- although it is extremely dangerous for children to play in the street.

#### Old Business

Tarri Frazier asked about the back entrance by apartments. We are working on a design. The developers of the new subdivision have committed 20K dollars to build Avalon an entrance. We need to come up with a design that looks like a smaller version of the front entrance on Old Fannin.

The stop signs are back up at Hugh Ward by the apartments.

Cedric Buckley asked if there is a problem finding someone to render the design for the back entrance. Sammy said we are trying to find someone to do this at a reasonable price so we have more to spend on the actual entrance.

A resident asked about Kings Ridge being a through street to Farmington Station. Many residents expressed concern about this street and do not want it to connect to the other subdivision. Sammy will check on this issue. He said it is a top priority to stop this road from connecting to Farmington Station.

#### New Business

Sammy said two residents had called to let him know that mail was stolen from their mailboxes. This will be printed in newsletter so all residents will be aware.

A resident said there was a mailbox down on Kinds Ridge and Abbey Woods. There is also a mailbox that was hit by a car on Avalon Way.

If you have any items for the newsletter, please tell Nikki immediately.

A resident asked about leash laws because she has been chased by a Doberman while walking. There are leash laws in Avalon.

Sammy announced that SSK builders purchased the 5 remaining lots. They will be constructing homes that are about 1900+ square feet.

Tarri Frazier asked about the plans for the two lots that AHOA purchased by the clubhouse. Sammy said we will be deciding what to do with the lots in the near future. There have been several suggestions. One main goal is to resolve the overcrowding of our current pool. Tarri Frazier and Shaun Joyner will help Nikki get prices on adding to the current pool versus building a new pool and filling the old pool. Sammy said we want all residents input on this issue and will possibly hold a special meeting to discuss this issue.

Another resident asked about Avalon developing a website for the homeowner's association. He said Fox Bay has a web site and you can reserve the clubhouse online, post notices for garage sales, babysitting services, etc.

Matt Torres, a resident, hosts 2 websites and offered to host this one. He said someone else would need to do the design work.

Linda Smith said Ted Borkin sets up home association websites and she will get his phone number.

Sammy adjourned the meeting at 7:54pm.