

VILLAGES OF AVALON HOMEOWNERS' ASSOCIATION, INC.

BOARD OF DIRECTOR'S MEETING MINUTES

DAY AND TIME: April 22, 2021 6:00pm

LOCATION: Via Zoom

Meeting called to order at 6:07pm

In attendance:

Devon Rushnell, President

Austin Rushnell/Vice President and Secretary

Elkins Dahle, Member at Large

Andrew Harbuck. Member at Large

Monica D'Ambrosio, Property Manager, Meritus Association

Quorum of the Board of Directors was confirmed.

Proof of notice was confirmed

HAWTHORNE MONUMENT LIGHTING

Kennedy Electric has been hired to work with Duke Energy to have the monument lighting installed. Duke Energy will need to install a new transformer. Permits have been filed with the County. Kennedy received first round of permits; they are waiting on the second round of permits.

GYM UPDATE

The Board would like to install a separate entrance to the gym that does require going through the pool entrance. Waiting with engineers to survey to see what would be required to accomplish the work and provide plans. Should have information in about two months.

ON-SITE MANAGER UPDATE

Ms. D'Ambrosio provided a revised job description for the clubhouse/pool that focused the responsibilities on monitoring and enforcing rules for the pool. In addition, there are some administrative responsibilities the employee would be responsible for that would be helpful to have on site for the homeowners such as forms, community information, clubhouse rentals and other. The schedule would be determined later but it would be approximately a 20–25-hour work week.

Board will review new job description and approve via email.

CLUBHOUSE DUMPSTER UPDATE

There has been a significant increase in illegal dumping. The Board has been discussing ways to prevent the dumping. Waste Management can provide a key for an additional cost of \$185 for the key and a \$25-dollar monthly fee. Board requested to go back to bi-weekly services and have Waste Management provide the lock

Mr. Dahle made a motion to have Waste Management install a lock, agree to the \$25 monthly fee and return service to bi-weekly. Mr. Harbuck seconded. Motion passed 3-0.

FENCING ISSUES

Common area fences visible from the road and adjacent to the DRAs are scheduled to be cleaned. homeowners with fences facing oak chase will need to be cleaned by the homeowners.

LANDSCAPE

Ms. D'Ambrosio notified the Board the scope of work on the RFP was updated to the current community sections and has been sent to LMP and ASI. Will level proposals when received and will forward to the Board for review.

PARKING

Mr. Harbuck discussed some of the concerns regarding illegal parking within the community. Mr. Dahle went over the current process the Parking Committee follows. The issue is the vehicles submitted by the Parking Committee are violation that are happening after-hours or on the weekends. Meritus will close out the violation on their next inspection because the violation does not exist at the time of the inspection. Mr. Dahle suggests a one-time fine for parking issues. Vehicles will be monitored by the Parking Committee and vehicles that continue to illegal park within the community after-hours and on weekends will be fined the one-time fee.

Board agrees to put a detailed parking policies to provide for the one-time parking fee for vehicles that are in non-compliance of the CC&Rs after-hours and on weekends. Policy will need to be reviewed by the attorney to ensure the parking policy is not in conflict with the governing documents and that it does not require a membership vote to put into action.

UPDATES:

Pressure washing of the common areas have been completed.

Cambridge Gates has had some issues, especially since they were damaged back in December. The current issues are not related to the damage caused in December. Gates are currently open and will not close. Contractor is scheduled to be out to repair. Remotes are not working; data will need to be pushed to the gate to re-establish communications between the gates and the remotes.

MEETING ADJOURNED AT 7:30PM

Mr. Dahle motioned to adjourn the meeting at 7:30PM. Mr. Harbuck seconded the motion. Motion passed 4-0