

VILLAGES OF AVALON HOMEOWNERS' ASSOCIATION, INC.

BOARD OF DIRECTOR'S MEETING MINUTES

DAY AND TIME: July 21, 2021 6:04pm

LOCATION: Clubhouse and Via Zoom

Meeting called to order at 6:07pm

In attendance:

Devon Rushnell, President

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 by Mr. Dahle. Signs were placed at the entrances.

MEETING MINUTES – APRIL

Mr. D. Rushnell made a motion to approve the meeting minutes for April. Mr. Dahle, seconded the motion. Motion Passed 3/0.

FINANCIALS

Board reviewed but did not discuss financials.

COMPLIANCE

Ms. D'Ambrosio stated the Board had requested inspections be increased too weekly. Weekly inspections began on July 1st. Cure dates on letters were decreased from 14 days to 7 days to match inspection frequency. Members of the community requested the Board reconsider the cure date and allow for 14 days. The USPS continues to have slower than normal delivery and members are not receiving the letters with enough time to cure the violation request. The Board agreed the cure date has been increased to 14 days.

Ms. D'Ambrosio was asked to go over the compliance procedure for the members in attendance. Inspections are conducted weekly by one of managements employees that is familiar with the community. Management employee is looking to see if prior violations have been cured and if so, the violation letter is closed and looking for any new violations. Members are encouraged to contact the office via email to provide updates on the violations. Updates are entered into the system allowing the management employee to review the update while out on inspections.

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; we are still waiting on the second round of permits.

GYM UPDATE

Waiting on engineer design plans so the Board can go out for bid. The engineer is delayed with prior work commitments but will start on the gym plans as soon as possible.

SALTBY DRA INLET & CAMBRIDGE/HAWTHORN DRA SINK HOLES

Engineers have been out to survey the Saltby DRA and have done soil samples to see if the soil is impacting the draining issues.

Cambridge/Hawthorn DRA had sink holes appear after heavy rain fall. The engineer determined the area would require the sink holes to be filled.

EarthTech has been engaged to repair the issues at the Slatby DRA and the Cambridge/Hawthorn DRA. EarthTech will be out to work on both DRAs as soon as the water has disappeared from the Cambridge/Hawthorn DRA.

CLUBHOUSE UPDATES

The Board recently had one of the pool pumps replaced and new deck/table umbrellas installed.

The Board has hired an onsite Pool/Facility Manager. They will be starting August and the schedule has yet to be determined. The onsite Pool/Facility Manager will be able to assist members with community related questions, forms, clubhouse rental and other administrative functions that will benefit the members of the community. In addition, the individual will be responsible for ensuring members and their guest abide by the clubhouse and pool rules.

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.

ACTION ITEMS

Post Emergency phone number at the bulletin board and website.

Update Website.

Ask the Architectural Design Committee if they would be willing to meet twice a month.

Remove dead tree next to the fallen tree that damaged the fence.

Discuss with Millennium to mow the common area between the homeowner's fence and HOA fence at Carlisle.

Order bulletin Board for Cambridge and Carlisle to be placed by the mailboxes. Autumn Merritt and Joseph Harrin have volunteered to update the bulletin boards.
Look into the cost to add Peanut Grass to the Weatherstone DRA.

MEETING ADJOURNED AT 7:25PM

Mr. D. Rushnell motioned to adjourn the meeting at 7:25PM. Mr. Harbuck seconded the motion. Motion passed 2-0