



24 May 2018 – Minutes  
Avalon Village Owners Association  
Board of Directors Meeting

Amended Minutes\*

Present: Jan Trefethen, Andy Stewart, Beverly Stone, Dwight Rideout, and Steve Johnson / Others present: Lisa Wiseman, Beth Frost.

The meeting was called to order at 2:01 PM

Consent Agenda

- **A motion to approve the March 2018 minutes was made, seconded, and unanimously approved.**

Cooperative Director's Report (Andy)

- Activities
  - o Regular activities are within budgetary limits
- Maintenance
  - o Andy mentioned number of work orders related to grounds issues and noted that we are moving ahead with all of the pending orders.
  - o Grounds walk arounds are scheduled for June
  - o Bird feeders
    - Andy agreed to send out a notice to residents requesting that people continue to not use bird feeders until at least July 1<sup>st</sup>.

- Bulk price for propane today was \$1.48. The plan is to not go above \$1.50 if possible.
- **Motion was passed to add Jan Trefethen and Roger Morse to the Building and Structures committee.**

Sales Report (Andy & Beth)

- There are three cottages available: 119 Thistle is currently under contract, 107 Heather Way and 120 Heather Way, remain on the market. We have had approximately 8 showing and interest appears to be strong. Priority waiting list has not grown, still at 5. Most recent buyer came in without joining the list.

Finance Report (Steve Johnson)

- Finance Committee report
  - o The reserve is 5-6 months behind.
  - o **Motion to recover \$42,000 of operations shortfall within an 18 month period beginning July 1<sup>st</sup> through a monthly fee increase of \$40.23 per cottage. Motion was passed four votes to one with Beverly Stone voting against.**
  - o The Finance Committee will discuss a more detailed format for financials at it's next scheduled meeting.

Old Business

- o Email policy was revisited and discussed for clarification between board members

New Business

- Use of herbicides was discussed and Andy stated he would explore non-herbicide lawn treatments.
- The need for all residents to carry renters insurance was discussed.
- Sale of 104 Wintergreen was discussed in executive session.

The meeting adjourned at 4:45PM

Respectfully submitted,  
Beth Frost

Next Board meeting: 19<sup>th</sup> July at 2:00 P.M.