



19 July 2018 – Minutes  
Avalon Village Owners Association  
Board of Directors Meeting

Draft 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 May 2018 minutes was made, seconded, and unanimously approved.**

Cooperative Director's Report (Andy)

- Updated Pub has been a success.
  - Andy mentioned due to the success and positive feedback future Pub Nights would be held in the Pub. It was discussed that the next Pub Night would tentatively be on September 20th.
- Beth Frost reviewed possible upcoming activities for August and September.
- Andy noted that rodent control was working. There was discussion as to whether to have the company stop coming and see if we could save the balance of cost. Andy decided to just leave contract in place.
- Contractors.
  - Residents will be notified before contractors such as gutter cleaners or bush trimmers are brought on sight.
- Grounds Update.
  - Summer Sweet Landscaping has provided estimates for various jobs identified by the grounds committee.
  - Andy is inclined to keep cedars at utility area at front of Heather Way as they have started to come back
- Andy noted he would send out a copy of the speech he delivered to the community on July 18<sup>th</sup> in the August Gazette.

Sales Report (Andy & Beth)

- One cottage is currently available for sale, 120 Heather Way. The cottage has been shown approximately 6 times with some interested prospects but they need to sell their current homes first.

Finance Report (Steve Johnson)

- Steve reviewed the financial statements (attached) and noted that there has been progress in the effort to replenish the reserve fund.
  - It was noted that reserve funds have been replenished through February 2018.
- Next Finance Committee meeting will be on August 7, 2018 and the reserve account 2019 budget items will begin to be discussed at that time.
- A general description of activity expenses will be provided for the community in the upcoming August Gazette.
- Bev asked about some expenditures that were not budgeted. These may have been incorrectly coded.
- Someone asked about a change in mil rate, the Town has not notified management of any change.

Old Business

- Dwight reminded us that a notice concerning renters' insurance should be sent to all shareholders. This will also be noted to the community in the upcoming August Gazette.

### Executive Session

- The Board went into executive session at 2:50 PM and resumed its business meeting at 3:20 PM.

### New Business

- Herbicide use.
  - Andy has spoken to several contractors with a purpose of moving the community towards an organic non-herbicide lawn treatment program. According to contractors consulted this may take some time to accomplish.
  - **A motion to schedule 2 board workshops to interview 2 lawn care providers, Green Thumb and Naturalawn Care prior to the AVOA Annual Meeting which takes place on September 17, 2018. The motion was seconded and unanimously approved.**
  - Board reviewed the Annual Meeting materials.

The meeting adjourned at 3:40 PM

Respectfully submitted,  
Beth Frost

Next Board meeting: September 6<sup>th</sup> at 2:00 PM

\*These minutes have been reviewed by the Board and will be approved at the next Board meeting.