



**Avalon Village Owners Association  
Board Of Director's Draft Meeting Minutes-September 6, 2018**

Date: September 6, 2018

Members present: Steve Johnson, Andy Stewart, Dwight Rideout, Beverly Stone, Janice Trefethen

Others present: Beth Frost

Called to order at 2:00 P.M.

Minutes from July 19<sup>th</sup>, 2018 Board Meeting were, **moved, seconded and unanimously approved.**

After the minutes were passed the following **Motion** was made to govern future minutes.

**Motion** made that Avalon Village Owners Association Board Minutes make note of subjects discussed and listed on the Board agenda and record actions taken by **Motion** and where applicable the rationale, responsible party and timeline for the **Motion** all as reflected in the attached template for Board minutes attached hereto as (Exhibit A). The **Motion was seconded and unanimously passed.**

Cooperative Director's report

1. Maintenance update
  - Andy reported on the good work being done by Mike and Ben.
2. Management Meetings
  - Discussed and mentioned that possibly changing times of meetings would be beneficial due to conflict with Bone Builders.
3. Rodent control
  - was discussed with no definitive decisions made.
4. Grounds
  - It was noted that the board has narrowed down the selection of grounds contractors to two: Green Thumb and NatuaLawns of American. See **Motion** below.
  - An update on walkways and mailboxes was given by Andy.

**Motion** made that comparable bidding requirements be sent to both companies (Green Thumb and NaturaLawn of American) and a selection made at a special board meeting to be held on September 14<sup>th</sup>. The **Motion was seconded and unanimously passed.**

## Sales Report

1. Cottages for sale
  - 120 Heather continues to show very well and has some interested prospects. 105 Thistle has been sent out to the priority reservation list, they have until September 19<sup>th</sup>, 2018 to let us know of interest.

## Treasurer's Report and Financials

- Steve gave report (see attached).

## New Business

1. Annual meeting preparation:

**It was moved seconded and unanimously passed** that Jan Trefethen act as election clerk.

It was noted that the nomination period is now closed and we have 2 nominees, Ardis Mayo and Nadine Morse.

**It was moved seconded and unanimously passed** that items discussed at future Board meetings under "New Business" or "Old Business" should be items placed ahead of time on the agenda.

**It was moved seconded and unanimously passed** that the following members be appointed to the welcoming committee for a 2 year term from time of appointment, Andy Stewart, Rolfe Gerhardt, Bonnie Kline, Donna Allen, Tom Dubois, Ann Dubois.

**It was moved seconded and unanimously passed** that Avalon Management will send a notice to the community identifying the grounds contractors (Murphy's and Green Thumb) and their responsibilities as well as copies of our 3 forms (Work Order, Request for Grounds Approval and Grounds Suggestion Form) with explanation of what they are used for.

Old Business, None

Meeting adjourned at 3:40 P.M.

Respectfully Submitted, Beth Frost