



**Avalon Village Owners Association
Board Of Director's Draft Meeting Minutes-November 29th and 30th 2018**

Members present: Steve Johnson, Andy Stewart, Dwight Rideout, Beverly Stone, Nadine Morse

Others present: Beth Frost, Lisa Wiseman

Called to order by Dwight Rideout at 2:00 P.M.

Motion was made, **seconded and unanimously approved** to pass the Board minutes from September 9, 2018.

Motion was made, **seconded and unanimously approved** to pass the Board minutes from September 14, 2018.

Motion was made, **seconded and unanimously approved** to ratify the election of Dwight Rideout as President and Beverly Stone as Treasurer of the Board of Directors.

Cooperative Director's report

1. Management Meetings
 - Meetings are still going well and will remain on current schedule as of now.
2. Maintenance Update
 - Andy reported there were 13 open work orders.
3. Sales Report
 - 120 Heather has been sold, 122 Heather is under contract, with closing date of December 21, 2018. 105 Thistle and 107 Thistle are still for sale.

Motion was made, **seconded and unanimously approved** that all committee vacancies be filled in January and that a memo be circulated to determine interest in committees.

Finance Report

- Board reviewed the 2019 budget that was unanimously recommended by the Finance Committee on November 27, 2018.
- The budget was temporarily tabled until later in the meeting.

Rodent Control

The issue of resident responsibility for pest control was briefly discussed.

The Board then went into Executive Session.

The Board resumed its discussion of the 2019 budget. The meeting was then continued to Friday, November 30th, 2018 to finish the budget. Beth Frost and Lisa Wiseman were not in attendance on Friday, November 30th.

The Board reconvened to continue the discussion of the 2019 budget on Friday, November 30, 2018 at 10:00 a.m. **Motion** was made, **seconded and unanimously approved** that the 2019 budget be passed as presented with the following adjustments.

- a. Activities would be reduced by \$1,000.00.
- b. Maintenance would be reduced by \$440.00.
- c. Management fees would be reduced by \$275.00.
- d. Contingency line would be level funded at \$8,000.00.

Resulting in an increase of \$48.96 in base fees (which does not include the monthly reserve fee increase of \$3.72).

Meeting adjourned on November 30th at 11:00 A.M.

Respectfully Submitted, Beth Frost (November 29th 2018) & Andy Stewart (November 30th, 2018).