



Avalon Village Owners Association Board Of Director's Draft Meeting Minutes-January 17, 2019

Members present: Steve Johnson (FaceTime), Andy Stewart, Dwight Rideout, Beverly Stone, and Nadine Morse

Others present: Beth Frost, Bill Gilfillan

Called to order by Dwight Rideout at 10:00 A.M.

Motion was made **seconded and unanimously passed** to approve the minutes of the November **Board** meeting with the following amendment: remove the phrase "*unanimously recommended*" under the first bulleted item in the Finance Report and replace it with the phrase "*passed on*".

Cooperative Director's report

1. Management Meetings
 - Meetings are still being attended regularly. Going well and still a successful process to keep going at this time.
2. Maintenance Update
 - Andy reported there were 8 open work orders.
 - Andy presented a "long form" of Request For Work Approval for discussion and possible future use.
3. Sales Report
 - 105 Thistle and 107 Thistle are still for sale. Showings have slowed due to weather but are still ongoing.

Finance Report

- Steve Johnson and Beverly Stone gave the finance report. The financials as presented by Steve (attached) were reviewed. The following topics were covered in a general discussion- the effects of accrual versus cash basis accounting; correcting the maturity date on the certificate of deposit at Maine Savings; the effects of property tax exemptions on the projected income figures; and, the status of reserves and how to reflect the reserve's status on future financial statements; in an effort to more clearly state the bottom line, a request was made for a simplified financial summary (total in/total out/balance) so that shareholders can see "at a glance" where we stand.

Old Business, Rodent Control

Rodents are continuing to eat at the bait traps.

New Business, Committee Vacancies

Committee vacancies and nominations were addressed and the following appointments were made:

- Finance Committee (2 vacancies):
 - It was **moved, seconded and passed** that Joel Gold be appointed to the committee.
 - It was **moved, seconded and passed** that Jan Trefethen be added to the committee.
 - It was **moved , seconded and failed to pass** that Russ Irwin be appointed to the committee.
- Grounds Committee (1 vacancy):
 - It was **moved, seconded and unanimously passed** that Sonia Franklin be appointed to the Grounds Committee.
- Activities Committee (2 vacancies):
 - It was **moved, seconded and unanimously passed** that Ardis Mayo and Mike Allen be appointed to the Activities Committee.

The Board went into Executive Session to discuss a Maintenance issue on Heather Way.

Meeting adjourned at 11:39 A.M.

Respectfully Submitted, Andy Stewart & Beth Frost.