



Avalon Village Owners Association Board Of Director's Draft Meeting Minutes-March 26th, 2019

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

Others present: Beth Frost, Bill Gilfillan, and Susan Gerhardt

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

Motion was made **seconded and unanimously passed** to approve the minutes of the January **Board** meeting with the following amendment: under New Business, Committee Vacancies, change wording for Jan Trefethen to "appointed" to committee.

Cooperative Director's report

1. Management Meetings
 - Meetings continue to be successful and will continue.
2. Maintenance Update
 - Andy reported new boiler (NTI 151 c) was installed at 115 Thistle and suggested that a meeting with the **Board** be held to discuss at informal level anticipation of future boiler replacements. Boiler replacement to have implications for Presidential Plans and reserve costs.
3. Management Plans
 - Andy said that he would address the issue of his retirement a year from now in writing to the community and also suggested a series of informal meetings with **Board** members to discuss community policies and procedures over the next year.
 - Andy promised to keep the **Board** apprised with respect to transition issues.
 - It has come to our attention that the light pole and business sign are within the state's right-of-way and will need to be removed by May 15, 2019. This may entail substantial expense.
4. Email from Dwight
 - a. Andy reviewed email submitted by Dwight regarding maintenance issues identified by residents that needed attention. Many of the issues mentioned had already been addressed or resolved. Andy also stated that resident concerns should really go through management directly and not through **Board** members to ensure that management can fulfill it's duties in a timely manner.
5. Sales Report
 - 105 Thistle and 107 Thistle are still for sale. We have had several showings and plan on having a joint open house for both cottages in late May or early June.

Finance Report

- Beverly Stone reported on the financials, Budget vs. Actual through February 2019, and on balance sheet as of March 18, 2019 (see attached).

Old Business, Rodent Control

Rodent control contract will be complete in May with no plans of renewing.

New Business, Committee Vacancies

No new business

The **Board** then went into Executive Session.

Meeting adjourned at 11:40 A.M.

Respectfully Submitted, Andy Stewart & Beth Frost.