



Avalon Village Owners Association Board Of Director's DRAFT Meeting Minutes-July 18th 2019

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

Others present: Beth Frost

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

Motion was made **seconded and unanimously passed** to approve the minutes of the May **Board** meeting.

Cooperative Director's report

1. Management Meetings
 - Andy reported that Management Meetings were proceeding with good attendance.
2. Maintenance Update
 - Andy mentioned that maintenance staff are very busy due to Grounds and Building and Structures walk arounds, as well as completing weeding, pruning and mulching.
 - Andy will establish a schedule with Dead River to discuss furnace replacement.
 - Andy recognized the need to schedule informal board meetings to review the handbook as needed.

Electric Awnings:

Motion was made **seconded and unanimously passed** that awnings affixed to exterior of the cottages and electronically wired into the electric system of the cottage be included in the calculation of the cottage share price.

Motion was made **seconded and unanimously passed** that any anticipated contracts over \$5,000 be brought to the **Board** for discussion as to weather or not to put it out to bid.

3. Sales Report
 - Current cottages for sale are 103, 105 and 107 Thistle.
 - Andy mentioned that the closing for 111 Wintergreen was completed this morning.

Finance Report

- Steve informed the **Board** that he and Beverly had reviewed reserve funding and that as of May31st 2019 we had over paid by \$6,170.51.
- Total reserve funds as of June 30th 2019 were \$419,684.25.
- Review of Operating Budget vs. Actual indicated the Association is \$2,831.45 to the plus in net ordinary income as of June 30th 2019.

Old Business

Manhole and drain repair

- Beth mentioned that the 2 proposals returned supported hiring Wellmans Paving to complete this work. Management will proceed to do that.

New Business

- Andy distributed the Annual Meeting documents. The Annual Meeting date is scheduled for September 16, 2019, taking place at Hampden Academy.

Meeting adjourned at 3:45 P.M.

Respectfully Submitted, Andy Stewart & Beth Frost.