



Avalon Village Owners Association Board Of Director's Meeting Minutes-September 12, 2019

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

Others present: Beth Frost

Called to order by Dwight Rideout at 2:04 P.M.

Motion was made **seconded and unanimously passed** to approve the minutes of the July 18, 2019 **Board** meeting with 3 amendments that included the following language.

1. To add fourth bullet to Cooperative Director's report under maintenance update.
 2. To amend the language addressing calculation of share price as follows.
 - Items to include in share value:
Motion was made **seconded and unanimously passed** that items permanently affixed to cottages such as awnings, heat pumps, generators, and central air shall be included in the calculation of the cottage share price.
 3. Under finance report minor changes were made to the third bullet regarding review of operating budget vs. actual.
- **Board** went into executive session.

Motion was made **seconded and unanimously passed to** allow the holder of share number 44 to use our fee relief provisions and our line of credit and further that 6 month requirement in our fee relief policy be waved.

Cooperative Director's report

1. Management Meetings
 - Andy explained reason for termination of Management Meetings.
2. Maintenance Update
 - Beth reported there were 14 current outstanding work orders as of today.
3. Grounds Update
 - Beth reported that we would be extending John Negrons employment another 2 to 3 weeks to complete the sides of cottages.
4. Sales Report
 - Beth reported 105 Thistle has been sold. 107 Thistle is currently under contract. 103 Thistle and 109 Heather are currently still for sale.
 - Beth reported there is an open house scheduled for Friday, September 20th from 10:00 a.m. to 2:00 p.m.

Finance Report

- Steve and Beverly gave the Finance Committee report capturing the actions of the finance committee meeting today (see finance committee minutes).
- Steve had nothing to report as far as the 2020 budget.

Old Business

Motion was made **seconded and unanimously passed** to elect Susan Gerhardt for election clerk for the 2019 Annual Meeting.

- It was announced that the two nominees for the **Board** are Bill Gilfillan and Martin Perfit.
- Bid policy will be as stated in the July 2019 minutes.
- The new fence on Thistle will be paid for by reserves and vegetation will be added in front.

New Business

Motion was made **seconded and unanimously passed** to discuss smoke free campus by reviewing what other communities do.

Motion was made **seconded and unanimously passed** to explore alternatives to current bus for community transportation.

- Management will keep **Board** apprised of major developments prior to sending out memos.

Meeting adjourned at 3:45 P.M.

Respectfully Submitted, Andy Stewart & Beth Frost.