



## Avalon Village Owners Association Board of Director's Draft Meeting Minutes-September 3, 2020

Members present: (Meeting held via conference call) Deborah Carey Johnson, Andy Stewart, Martin Perfit, Bill Gilfillan, Nadine Morse

Others present: Beth Frost, Sherry Molcan

Called to order by Martin Perfit at 2:06 P.M.

**Motion** was made, **seconded and unanimously passed** to approve the minutes of the July 23, 2020 **Board** meeting with 1 amendment that included the following language.

1. Under Signage of Avalon Vehicle that the \$282.63 cost was paid by Management as an advertising expense.

### Cooperative Director's report-Beth Frost

1. Work Orders/Maintenance Update
  - o Beth reported that there are currently 9 outstanding work orders.
2. Sales Report
  - o Beth reported she has heard back from everyone on the priority reservation list, with none having interest in 118 Heather Way. It is now officially on the market to the public.
3. Status of Activities for September
  - o Beth reported that the activities for the month of September will remain with Tai Chi, Yoga and Bocce.

### Finance Report-Bill Gilfillan

- o Bill reported the following financial reports for the period ending August 31, 2020.
- **Balance Sheet**
  - o Current operating account cash on hand is \$52,359. This is \$46,583 more than the same time period last year.
  - o Current reserve balance is \$430,447. This is \$15,732 more than the same time period last year.
  - o With the sale of the bus, the bus has been removed from the balance sheet.
- **Operating Account**
  - o Revenues exceed expenses by \$47,706 due to expenses being below budget.
  - o Total maintenance expenses are \$12,842 less than budget.
  - o Service calls are overspent by \$8,202.
  - o Transportation expenses are \$5,931 below budget due to the bus being out of commission and a replacement just recently being acquired.

- **Reserve Account**

- Revenues exceeded expenses by \$1,134.
- Operations needed to borrow \$42,000 from reserves for the April real estate tax payment and this has been totally repaid.
- There is a balance remaining of \$21,192 for the loan from reserves to operations for the purchase of the newest John Deere tractor that is being paid down by \$300 per month from operations.

### Old Business

1. Annual Meeting Discussion

- Discussion was held in regards to the Annual Meeting for September 14, 2020. The sole nominee for the Board is Nadine Morse. A reminder email will be sent out in regards to returning the Proxy forms, and a phone call reminder to those with no email.

2. October Zoom Meeting

- Discussion was held in regards to the resident Zoom meeting for October 2<sup>nd</sup>, 2020. A practice run was discussed. Discussion was had in regards to having information to present on the aging plan for the community.

3. Non-Smoking Policy

- Discussion was held in regards to the Non-Smoking Policy. Signage will be added to the main entrance area only that reads, Avalon Village is a smoke free community.

### New Business

1. Pond

**Motion** was made, **seconded and unanimously passed** to approve the recommendations of the University of Maine Corporative Extension to clean the pond.

Next Board meeting will be November 19, 2020 at 2:00 p.m.

Meeting adjourned at 3:04 P.M.

Respectfully Submitted, Sherry Molcan and Beth Frost