



Avalon Village Owner's Association Forum Minutes – November 12, 2020 – 2:00PM

Board Members present: (Meeting held via Zoom) Martin Perfit, Bill Gilfillan, Nadine Morse, Deborah Johnson

Absent: Andy Stewart

Staff present: Beth Frost, Karen Marysdaughter, Ariel Bonin

Opening remarks:

- **Beth Frost relayed that the 2021 Budget and How It's Constructed was sent out and all should have received it for review.**

Discussion:

- **Resident questioned why the activities budget was not different for 2020 because of COVID-19. Karen explained that the numbers presented for 2020 were the estimate from the beginning of the year and do not reflect what has been actually used, and we won't know about a net gain or net loss until the end of December. Adjusting the budget is not recommended because 2020 was an abnormal year.**
- **A surplus in the budget goes into the general AVOA fund to be used in 2021. Bill said we want to maintain a balance in our checking account to pay bills, or else we have to borrow from the reserve checking account. Karen said we want to keep that reserve in order to not have to send an extra bill to residents.**
- **Resident questioned where the proceeds from the sale of the Avalon bus went. The money was used to help attain our new Avalon vehicle. This went with a question about why the Non-Property Tax doubled. It was because the new Avalon vehicle has a higher excise tax than the bus.**
- **Resident wondered who assesses money spent versus what is budgeted. Answer: Finance Committee, whose meetings have been held via teleconference.**
- **Resident asked why a decrease in Maintenance and an increase in Service in the budget. We have outsourced more work to businesses like Harley Plumbing, which fits into the Service line. Also clarified, businesses like Murphy's Lawn Care fit into the Maintenance line.**
- **Resident asked why the Management Fee increased. Answer: It is a fixed 8% of the budget.**
- **Resident asked why a 15% increase in insurance. Answer: That was the rate given by Anthem, as health insurance premiums have gone up.**
- **There was discussion about the Dead River Presidential Plan. Our plan has been grandfathered in and covers most problems, but not all. A resident asked why our propane has not been put out to bid and what our process is now. We currently receive prices at the end of our term and then lock in a price for the season. It is our understanding that Dead**

River owns the tanks so we are locked in with them. A resident raised the point that a low price does not always equal good service, and we have extra value in our grandfathered plan, so Dead River seems like the best choice for us.

Beth Frost adjourned the meeting at 2:45.

Respectfully submitted by Ariel Bonin