



Avalon Village Owners Association Board of Director's Meeting Minutes – March 18, 2021

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

Others present: Beth Frost, Ariel Bonin

Called to order by Beth Frost at 2:05 P.M.

Motion was made, **seconded and unanimously passed** to approve the minutes of the January 21, 2021 **Board** meeting.

Cooperative Director's Report-Beth Frost

1. Work Orders/Maintenance Update
 - Beth reported that there are currently 17 outstanding work orders.
2. Sales Report
 - 114 Wintergreen is available to be viewed by Priority List members until March 29th. Three have made appointments and two more are interested.
 - Martin wanted it noted that Beth has done a very good job with the turnover rate.
3. Status of Activities/Manor House
 - Beth reported that all will stay as it is. Warmer weather will bring outdoor activities.
 - Nadine suggested an air filtering system for the downstairs pub. Beth will look into it.

Finance Report-Bill Gilfillan

- Bill reported the following financial reports for the period ending February 28, 2021.
- **Balance Sheet**
 - Operating account cash on hand is \$65,284. This was \$9,535 at the same time last year.
 - Reserve balance is \$421,224. This compares to \$396,684 at the same time last year.
- **Operating Account**
 - Revenues exceed expenses by \$43,176 due to expenses being below budget.
 - Total maintenance expenses are \$12,903 less than budget.
 - Personnel expenses are under budget by \$4,866 due to the mild winter.
 - Professional fees are over budget by \$2,015 due to the fees for the 2020 tax return coming all in one month and the budget being spread out over several months.
 - Service calls are underspent by \$5,930.
 - Utilities are \$3,343 less than budget.
 - Activities expenses are \$1,583 over budget.
 - Note from Karen Marysdaughter: We budgeted \$6,590 for Activities for 2021, which is the same amount we budgeted in 2020. At the time we budgeted, we thought there would be minimal activities in the first few months of 2021, so we spread the budget amounts more heavily in the later months of the year. Plus, part of the

expense in 2021 was for Julie Milan (Yoga) in November and December - she didn't bill until the end of January. Anyway, it's mostly because of how we spread the budget out over the months of the year.

- **Reserve Account**

- Revenues exceeded expenses by \$7,513.
- Operations needed to borrow \$38,000 from reserves for the October 2020 real estate tax payment. This has been repaid.
- There is a balance remaining of \$19,392 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

- Increased Cottage Base Prices

- A Board meeting was called on February 24, 2021 to approve an increase to cottage share base prices. Deborah and Beth conferred with Kevin Foster about current building costs, and Mark Bilyk about market values in Penobscot County to obtain the presented 8% increase suggested.

Management recommended an 8% increase for all base prices, as listed below:

Kennebec	Current price at \$195,000 with \$15,600 increase brings to \$210,600
Penobscot A	Current price at \$216,500 with \$17,320 increase brings to \$233,820
Penobscot C	Current price at \$237,000 with \$18,960 increase brings to \$255,960
Penobscot C (Mod)	Current price at \$255,000 with \$20,400 increase bring to \$275,400
Allagash A	Current price at \$264,500 with \$21,160 increase brings to \$285,660
Allagash B	Current price at \$290,500 with \$23,240 increase brings to \$313,740

Motion was made, **seconded and unanimously passed** to approve the increase in Cottage Base prices.

- Gutter Discussion

- Beth spoke with Kevin Foster and he recommended that gutters with low-pitch areas could have gutters removed. Also, divertors over all front walkway areas would be beneficial.
- Bill stated he is willing to be the test case and have his gutters removed.
- It was decided we would wait on moving ahead with a decision that affects all shareholders.

Motion was made, **seconded and unanimously passed** to table discussion until we have more detailed information.

New Business

- Finance Committee member terms up for Jan Trefethen and Joel Gold
 - Avalon has no policy on a certain number of committee members being required.

- Jan Trefethen wishes to end her time on the Finance Committee, and the Board has decided not to replace her.
- Joel will stay on the Finance Committee for another term.

- Next Forum will be held via Zoom – date to be determined. Forum after will be held outside (weather permissible).
- Board decided that Forums will be held quarterly, or more frequently as needed.

FUTURE BOARD MEETING DATES:

- May 20, 2021 at 2 pm
- July 22, 2021 at 2 pm
- September 9, 2021 at 2 pm

ANNUAL MEETING:

- September 13, 2021 at 6 pm (Location TBA)

ORGANIZATIONAL MEETING:

- October 7, 2021 at 2 pm

Meeting adjourned at 2:37 P.M.

Next meeting scheduled for May 20, 2021 at 2 pm.

Respectfully Submitted by Ariel Bonin and Beth Frost