



Avalon Village Owners Association Forum Minutes – July 20, 2021 – 2:00PM

Meeting held in Manor House Upper Living Room with 18 Residents present

Board Members present: Martin Perfit, Nadine Morse, Bill Gilfillan and Deborah Johnson. Andy Stewart was not present.

Staff present: Beth Frost, Ariel Bonin

Opening remarks, Martin Perfit – President of Board

Discussion:

- Discussion on painting of cottages was brought up and how the process works. Should anyone feel their cottage needs repainting they would submit a request form and management would come and take a look to determine approval.
- A resident asked if management had come up with a plan to combat the Browntail Moth within Avalon Village. Management has not done anything in regards to this at this time but it will be added to the agenda for the Board meeting on Thursday the 22nd.
- A resident asked about the possibility of doing updates to the insides of cottages and if it was up to the resident or management to do those types of updates.
- A resident asked about the possibility of Avalon using multiple contractors for certain jobs. Management will look into this in regards to certain areas. Further discussion will be had with the Board.
- A resident brought up the issue of new appliances and how that is currently handled as far as payment. Once an appliance is determined that it needs replacing, Management will replace with the model that is normally used; if a resident should decide they would like to upgrade to something else, they are responsible for paying the difference in price.
- One resident mentioned the possibility of a schedule for replacement of certain items; another mentioned that many items don't need replacement as some will last longer than others.
- A resident asked about the debris area off of Foxglove being removed and how that was being paid for. It was mentioned this matter had previously been discussed by the Board and passed to have the debris removed. The fee for the removal is \$4,500. Residents questioned if this should be a reserve or operating expense with management.
- Forums were discussed and if the proposed 4 times a year schedule was adequate or if there should be more. Management commented that if problems arise residents should not wait for a Forum to discuss and should come directly to Management.
- A resident asked how they could view Board meeting minutes. Management stated Board minutes are available on the resident section of the Avalon website as they always have. The office will try to send out reminders to residents that the minutes are on the website for viewing.

- Discussion was had about the reserve study and the information that Management sent out to all residents to help clarify the study, as well as the percentages paid by AVOA and Management.
- A resident asked about the dog station under old items on the upcoming agenda. Beth stated a new dog station was discussed to go on Foxglove at prior Board meeting. The new dog station has already been placed.
- A resident asked about the number of people on our priority reservation list. Management responded there are currently 14 people on the list and that a few have dropped recently.
- The cottage base price increases were discussed. It was mentioned that the increases were 8% to all base prices, which came from discussion with our contractor Kevin Foster, as well Mark Bilyk, about current market values in Penobscot County.
- A member of our Board encouraged residents to keep track of the Casella pollution meetings in Hampden.
- A resident presented their own numbers in regards to reserve numbers that they had previously shared with the president of the Board. The numbers will also be shared with the other Board members and Management for further viewing.
- A resident questioned why more residents don't attend the Annual Meeting. There is no clear answer to that question, as it is up to the individual residents to determine if they wish to attend.

Meeting adjourned at 3:35PM.

Respectfully submitted by Beth Frost and Ariel Bonin