

AVALON VILLAGE OWNERS ASSOCIATION
ANNUAL MEETING
September 13, 2021

In March, I completed my first year as Owner of Avalon Management and member of the Avalon Village Owners Association Board of Directors. An unwelcomed and unplanned change in my life that has been made easier with the help and support from the very capable Avalon Management team, especially Beth Frost, Cooperative Director, Karen Marysdaughter, Bookkeeper, Ariel Bonin, Administrative Assistant, and Darrell Thompson. Also, I have enjoyed and appreciated working with other members of the AVOA Board of Directors. Being able to work with an experienced, strong Board of Directors has also made this transition much easier.

At the most recent forum, there were questions and concerns raised regarding responsibilities for services and maintenance of the community and cottages. Following the meeting, I revisited our foundation documents. I would encourage all of you to periodically review those documents. They include the Disclosure Statement, Bylaws, Handbook, Residency Agreement, and Management Agreement, which all have provision and guidance for handling service and maintenance issues. These documents include important information that should be used to guide our decision-making in these matters.

Going forward as we strive to keep the Avalon community attractive and well maintained, we must be committed to do so and budget and plan accordingly. As both Martin and Bill pointed out in their reports, it is very important to keep our facilities and infrastructure well maintained and attractive in order to preserve the value of the Owners Association shares—your investment.

I want to acknowledge the dedication and commitment of the members of the Board of Directors: Martin Perfit, President, Bill Gilfillan, Treasurer, Nadine Morse, and Andy Stewart. As you know, Martin is stepping down, and I'm sure we will miss his leadership and wish him well after serving as your representative for eight years.

I appreciate Bill's willingness to continue to serve and am looking forward to working with Gary Eckmann in the coming year.

Finally, I believe the Avalon Village Owners Association is very strong and in good hands. It is performing well financially, as Bill Gilfillan has stated in his Treasurer's report. Avalon Village continues to be a stable, thriving retirement community. As for the future, I am committed to respecting and preserving Steve Johnson's legacy and vision for Avalon Village, a special Maine retirement community, located in a natural setting, that makes life easier and more enjoyable for those who live here.

--Deborah Johnson
Owner of Avalon Village