



Avalon Village Owners Association Forum Minutes – November 9, 2021 – 2:00PM

(Meeting held via Zoom) Board Members present were Nadine Morse, Bill Gilfillan and Deborah Johnson.

Staff present: Beth Frost, Ariel Bonin

Opening remarks, Beth Frost-Cooperative Director

- **Beth asked if anyone had questions about the proposed 2022 AVOA Budget, which all should have received in the mail the week before.**
 - A resident asked why insurance went up. Avalon has had many claims due to water damage, so our rate and deductible increased. We have been proactive in checking toilets and the water lines behind the refrigerators. We are hoping our rate will decrease in the next couple of years.
 - Another resident mentioned water sensors that can be purchased. Some have an alarm and others can alert you via an app on your cell phone. This will be added to the Nov. 11 Board agenda.

Discussion:

- A resident asked why the pump station was repeatedly clogged. Residents have been flushing wipes, which bunch together and clog the system. In order to try to prevent this, we have put out multiple notices and called every resident to make sure they are not flushing wipes, rags, and other things down the toilet.
- A resident asked when they will be able to play pool again. For now, we are keeping the pub closed. When we decide to reopen it, there will be an occupancy limit due to its small space.
- A resident asked if all the debris has been removed from the woods. The job is almost done. All that's left are some large logs.
- A resident asked if we would get a holding tank for our pump station. This issue will be discussed at the Nov. 11th Board meeting.
- A resident asked what current exercise activities we have. We currently offer yoga and tai chi. We used to offer Bone Builders, but due to Covid we are unable to at the moment, as this activity was open to others outside of Avalon as well.
- A resident wondered if we could get a trail camera that looks out over the river. This will be added to the Nov. 11 Board agenda.
- A resident was concerned about cars speeding on Foxglove Dr; asked about adding removable speed bumps. This will be added to the Nov. 11 Board agenda.
- A resident asked why our events have low attendance numbers. It's a personal choice, and Covid is certainly a factor. Due to Maine's red status, we will be unable to have a Christmas party.
- Residents have asked about furnace cleanings. We are continuing to contact Dead River and have not heard back about when this will happen. Unfortunately, they are probably short staffed like most other businesses right now.

- A resident asked if our propane cost is locked in for the winter season. Yes, it is, and it should not change. **Lock in rate is \$1.7695.**
- A resident asked about Murphy's fall clean up. This will happen next week. We will announce when this will happen.
- A resident wondered if everyone knows how to operate and attend the Zoom forums. We haven't heard from anyone that they can't, but a resident offered to assist if anyone needs help.
- A resident asked if any cottages are for sale. 109 Heather is for sale and due to close by end of year.
- A resident asked about Foxglove repairs, which appears on the Nov. 11 Board agenda. This Old Business refers to a second estimate we have received for paving.
- A resident asked if the Manor House is at full occupancy. Yes, it is.
- A resident inquired about the priority list. There are currently 15 people on the list.

Beth Frost adjourned the meeting at 2:48.

Respectfully submitted by Beth Frost and Ariel Bonin