



Avalon Village Owners Association Board of Director's Meeting Minutes – November 11, 2021

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

Others present: Beth Frost, Ariel Bonin

Called to order by Deborah Johnson at 2:00 P.M.

Motion was made, **seconded and unanimously passed** to ratify the decision to elect Gary Eckmann as President of the Board, and Bill Gilfillan as Treasurer of the Board.

Motion was made, **seconded and unanimously passed** to approve the minutes of the September 9, 2021 **Board** meeting.

Cooperative Director's Report-Beth Frost

1. Work Orders
 - Beth reported that there are currently 25 outstanding work orders.
2. Sales Report
 - 121 Heather Way has been sold.
 - We have received a deposit on 109 Heather Way with a closing date by end of December if all goes well.
3. Status of Activities
 - Yoga and Tai Chi continue to take place.
 - We've been easing back into more in-person activities.
 - We will hold Gather & Be Thankful Together on November 19th.
4. Dead River propane lock-in rate
 - \$1.7695 for the 2021-22 Winter season.

Finance Report-Bill Gilfillan

Bill reported the following financial reports for the period ending October 31, 2021.

- **Balance Sheet**
 - Operating account cash balance is \$47,627. This was \$51,367 at the same time last year.
 - Reserve balance is \$414,220. This compares to \$380,240 at the same time last year.
- **Operating Account**
 - Revenues exceed expenses by \$12,481.
 - Insurance is over budget by \$2,797 due to a premium increase.
 - Total maintenance expenses are \$15,948 less than budget.
 - On Call Lawn & Garden Personnel are over budget by \$6,357.
 - On Call Winter Personnel are under budget by \$3,408.
 - Service calls are under budget by \$3,978.

- **Reserve Account**

- Revenues exceed expenses by \$17,528.
- Operations needed to borrow \$20,000 from Reserves for the October 2021 real estate tax payment that will need to be repaid.
- There is a balance remaining of \$16,692 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.

Proposed 2022 AVOA Budget

Motion was made, **seconded and unanimously passed** to approve the proposed budget as presented by the Finance Committee.

Old Business

- Foxglove repairs estimate update
 - We received an additional quote from Hopkins Milling & Paving. They estimated \$32,400, as opposed to Wellman's \$43,200. As these estimates are time sensitive, we will reevaluate and get updated estimates at some point in the spring.

New Business

- Review of pump station evaluation from Kiser Engineering & Development Consulting
 - Board members will attend a phone conference in near future with Tim Shoppe to discuss the different proposed options.
 - Kiser & Kiser is looking into how quickly we could implement (one of) the proposed options, if necessary.
- Speed bumps for Foxglove Dr.
 - It was decided at this time we will not be implementing speed bumps on Foxglove.
 - Management will send out a memo to staff and residents with a reminder about the 15 mph speed limit.
- Trail camera for viewing the river
 - Management will look into the maintenance and cost of a live stream camera.
- Cottage water sensors
 - Management will contact insurance company on the need for adding additional preventative checks per year.
 - Office will send out an email to residents about different water sensors on the market for them to purchase individually if they so wish.

Discussion

- Management will look into possible banking options on obtaining loans if needed on share of stock.
- Concerns raised about a resident having a fire pit on their front porch. Management will add to handbook that this is not permitted.
- The 2022 AVOA budget will be distributed to residents.

Meeting adjourned at 2:45 P.M.

Next meeting scheduled for **January 13, 2022 at 2 pm.**

Respectfully Submitted by Ariel Bonin and Beth Frost