



Avalon Village Owners Association Board of Director's Meeting Minutes – January 13, 2022

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

Others present: Beth Frost, Ariel Bonin

Called to order by Gary Eckmann at 2:01 P.M.

Motion was made, **seconded and unanimously passed** to approve the minutes of the November 11, 2021 **Board** meeting.

Cooperative Director's Report-Beth Frost

1. Work Orders
 - Beth reported that there are currently 7 outstanding work orders.
2. Sales Report
 - Currently have no cottages for sale. Upcoming will be Frank Mack and Barbara Condon.
3. Status of Activities
 - Currently stopped Tai Chi at request of participants; Yoga continues to take place, as well as Men's Breakfast, Ladies' Lunch and First Friday. Considering offering Ladies' Lunch and First Friday to-go.
4. Maintenance update
 - Hired for Adam's position; actively looking for Ben's position.
5. Dead River furnace checks
 - Still awaiting call back after several months and calls contacting Dead River. Last word was they are very short-staffed and working on it.

Motion was made, **seconded and unanimously passed** to approve the Cooperative Director's Report.

Finance Report-Bill Gilfillan

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

- **Balance Sheet**
 - Operating account cash balance is \$24,923. This was \$39,339 at the same time last year.
 - Reserve balance is \$420,567. This compares to \$404,191 at the same time last year.
- **Operating Account**
 - Revenues exceed expenses by \$24,801. *(Revised 2/11/22)*
 - Insurance is over budget by \$4,083 due to a premium increase.
 - Total maintenance expenses are \$12,307 less than budget.
 - On Call Lawn & Garden Personnel are over budget by \$5,990.
 - On Call Winter Personnel are under budget by \$4,848.
 - Service calls are under budget by \$1,492.

- Office expenses are \$2,361 over budget.
- **Reserve Account**
 - Expenses exceed revenues by \$10.
 - Operations needed to borrow \$20,000 from Reserves for the October 2021 real estate tax payment that has been 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.

Motion was made, **seconded and unanimously passed** to approve the financial report.

Old Business

- Pump station further discussion
 - We're looking at moving forward with Option 3, which is grinder pumps. We will update once all prices are in before moving forward further. American Standard will come and take a look to see if our current hardware will work for the grinder pumps. If not, we will need to have that converted.
 - A phone conference will be scheduled when more information is gathered to update.
- Trail camera update
 - A quote of approximately \$1000 was given to obtain webcam.
 - At this time, we will not be moving forward with a webcam.
- Cottage water sensors
 - Information was sent out to residents per last Board meeting. Management received questions about making the sensors mandatory to lower our insurance premiums. Beth contacted our insurance agent and he said it would not lower our premiums and did not feel making them mandatory was beneficial.
 - This will continue to be a personal preference if a cottage owner wishes to add one at their own expense.
 - Maintenance will continue to do preventative checks annually on the toilets and refrigerator water lines, which was recommended in 2021 by our insurance company.

New Business

- New gas detector law
 - It was announced that "hotels, motels, nonprofits, multi-family homes, shelters, and businesses must install a fuel gas detector in any room where there's a gas or propane-fueled appliance." After speaking with a public safety inspector from the State Fire Marshal Office, it was determined that Avalon cottages are considered 1-2 family dwellings and do not fit within the multifamily occupancy requirement, therefore fuel gas detectors are not required in the cottages.

Meeting adjourned at 3:00 P.M.

Next meeting scheduled for **March 10, 2022 at 2 pm.**

Respectfully Submitted by Ariel Bonin and Beth Frost