



Avalon Village Owners Association Forum Minutes – March 8, 2022 – 2:00PM

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

Staff present: Beth Frost, Ariel Bonin

Discussion:

- A resident asked what would happen if a cottage burned down. Cottages are insured, so they would be rebuilt.
- A resident asked about Debbie Johnson owning Avalon Village. She owns the property and Avalon Management LLC; shareholders own/make up the Avalon Village Owners Association.
- A resident inquired about management's plan for reopening post-pandemic. This will be revisited monthly, but for now we will keep offering First Friday, Men's Breakfast, Ladies' Lunch, and exercise activities.
- Residents asked about increasing cottage values. Last year, management consulted appraisers, a builder and a realtor, and found that an 8% increase to base prices was appropriate. Avalon Village is not traditional real estate and can't be assessed as such. We just recently decided to raise the base prices by another 6%. We will send out a memo to shareholders soon.
- A resident asked if things added to their cottage, like a generator or heat pumps, add value when it comes time to sell. This is correct; they do add value.
- A resident inquired about the priority list. There are currently 21 people on the list.
- A resident asked if we still use click flooring. We do not. We now use LVP flooring, which is waterproof.
- A resident asked if an increase in base prices will affect property taxes. Avalon independently establishes the base prices, so the town would have to do their own appraisal if they wanted to raise taxes.
- A resident asked about the maintenance truck. We currently have one truck. Maintenance staff use their own vehicles when needed.
- A resident asked about Foxglove repairs. Management will revisit once nicer weather permits to get new estimates.
- A resident inquired about the Brown-tail Moth population and what Avalon is doing to prepare. Residents can let the office know if they spot any nests so we can warn residents to avoid certain locations. This item was added to the Board agenda.
- A resident asked about the pump station update, which is on the Board agenda. Management is looking at obtaining a grinder pump, but is waiting on an estimate.

Beth Frost adjourned the meeting at 2:59.

Respectfully submitted by Beth Frost and Ariel Bonin