



## Avalon Village Owners Association Board of Director's Meeting Minutes – March 10, 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 January 13, 2022 **Board** meeting.

### Cooperative Director's Report-Beth Frost

1. Work Orders
  - Beth reported that there are 2 outstanding work orders. Plus a handful outstanding from last year's Buildings and Structures Walkaround have been given to the new maintenance staff to complete.
2. Sales Report
  - Currently have two cottages for sale: 110 Wintergreen and 111 Thistle. Letters have been sent out for 110 Wintergreen to everyone on the priority list. They have two weeks to call and visit the cottages, if they wish. The letter for 111 Thistle should be sent out in the next day or so.
3. Maintenance update
  - No new information.
4. Activities
  - We are continuing yoga.
  - We will be offering a new fitness class with Sonja Parker, starting March 30<sup>th</sup>.

### Finance Report-Bill Gilfillan

Bill reported the following financial reports for the period ending February 28, 2022.

- **Balance Sheet**
  - Operating account cash balance is \$49,033. This was \$65,284 at the same time last year.
  - Reserve balance is \$419,776. This compares to \$421,224 at the same time last year.
- **Operating Account**
  - Revenues exceed expenses by \$24,173.
  - Total maintenance expenses are \$2,748 less than budget.
  - On Call Winter Personnel are over budget by \$2,525.
- **Reserve Account**
  - Expenses exceed revenues by \$2,396.
  - \$18,501 was spent on flooring replacement.

- There is a balance remaining of \$15,792 for the loan from Reserves to Operations for the purchase of the newest John Deere tractor that is being paid down by \$900 per quarter.

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

#### Old Business

- Pump station further discussion
  - American Standard has come and evaluated the site. We are now waiting on the grinder pump estimate. Management will send it out to the Board when received.

#### New Business

- Browntail Moth
  - The Board held a discussion about the Browntail Moth.

Meeting adjourned at 2:25 P.M.

Next meeting scheduled for **May 12, 2022 at 2 pm.**

Respectfully Submitted by Ariel Bonin and Beth Frost