



Avalon Village Owners Association Board of Director's Meeting Minutes – May 12, 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 2:00 P.M.

Motion was made, **seconded and unanimously passed** to approve the minutes of the March 10, 2022 **Board** meeting, with an amendment under Browntail Moth section to replace with “the Board held a discussion about the Browntail Moth.”

Cooperative Director's Report-Beth Frost

1. Work Orders
 - Beth reported that there are 10 outstanding work orders.
2. Sales Report
 - Currently, there are no cottages for sale.
3. Maintenance update
 - Business as usual; getting ready for summer.
 - We're looking for a replacement of one maintenance staff.
4. Bookkeeper update
 - Karen Marysdaughter has retired. Brenda Cole has replaced her.

Finance Report-Bill Gilfillan

Bill reported the following financial reports for the period ending April 30, 2022.

- **Balance Sheet**
 - Operating account cash balance is \$53,746. This was \$39,993 at the same time last year.
 - Reserve balance is \$402,863. This compares to \$414,076 at the same time last year.
- **Operating Account**
 - Expenses exceed revenues by \$2,809.
 - Total maintenance expenses are \$1,526 over budget.
 - On Call Winter Personnel are over budget by \$2,222.
- **Reserve Account**
 - Revenues exceed expenses by \$2,516.
 - Operations needed to borrow \$20,000 from Reserves for the April 2022 real estate tax payment.
 - There is a balance remaining of \$14,892 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
 - Management is still gathering all information on the two options for pump station. We are told the items we are waiting for should be complete sometime in June.

New Business

- Paving of Foxglove
 - With the upcoming pump expenses, the Board would like to wait one more year on paving Foxglove.
 - Our maintenance staff will work on any repairs they are able to cold patch.

Motion was made, **seconded and unanimously passed** to adjourn at 2:30 P.M.

Next meeting scheduled for **July 14, 2022 at 2 pm.**

Respectfully Submitted by Ariel Bonin and Beth Frost