



Avalon Village Owners Association Forum Minutes – July 12, 2022 – 2:00PM

(Meeting held in the Manor House upper living room)

Board Members present: Gary Eckmann, Nadine Morse and Bill Gilfillan.

Deborah Johnson was not present.

Staff present: Beth Frost, Ariel Bonin

Opening remarks by Board President, Gary Eckmann

Update given by Beth Frost:

- Dig Safe has come and marked near the pump station for any possible future excavation needed to make pump station updates. John Negrón will continue to clean out our pump station three times per week until we make necessary updates to alleviate the further need for these cleanings. We are currently waiting on figures for the holding tank and will notify shareholders when final decisions are made by the Board members on what will be done.
- Our Annual Meeting will once again be held in the Hampden Academy cafeteria (Monday, September 12, 2022 at 6:00 PM.) There will be one Board opening, as Nadine Morse's term is up.

Discussion:

- A resident inquired about what percent the library pays toward the pump station. The library contributes 3% of all maintenance.
- A resident mentioned a list that was provided to them years back on information gathered from Buildings & Structures walkarounds.
- A resident asked about the trees that were recently taken down on Foxglove by Ben Dow. These trees were taken way back on the property where they can't be seen. It was mentioned they would like to see something else done with these trees and Beth remarked that the land is owned by Deborah Johnson and that is her decision to make.
- A resident asked about the new property tax ordinance. The Avalon office will include information about this in the upcoming Gazette.
- There are currently 21 people on the priority list and no cottages are for sale.
- There is one apartment vacant in the Manor House.
- A resident mentioned the overgrowth of bushes by the entrance to Avalon. This was already taken care of a few weeks ago.
- Residents discussed the plants by the Avalon sign. These are watered by our maintenance staff.

- A resident asked about paving Foxglove. This was discussed at the last Board meeting and it was decided to wait until next year.
- A resident asked if our propane rate is locked in for the 2022-2023 winter season. We are locked in at \$2.0978. This rate is listed in the resident portal.

Gary Eckmann adjourned the meeting at 2:50.

Respectfully submitted by Beth Frost and Ariel Bonin