

Avalon Village Owners Association
Board of Directors Meeting Minutes-September 8th, 2022
2:00 P.M.

Members present: Debbie Johnson, Gary Eckmann, Nadine Morse, Bill Gilfillan

Absent: Andy Stewart

Others present: Beth Frost

Called to order by Gary Eckmann at 2:00 p.m.

Motion was made, **seconded** and **unanimously passed** to approve the minutes from the July 14, 2022 **Board** meeting.

Cooperative Director's Report-Beth Frost

1. Work orders
 - Beth reported that there were approximately 15 outstanding work orders.
2. Maintenance Update
 - Rob Harnish has broken his ankle and will be out for approximately 2-3 months. John Negron will be taking his place doing some duties in his absence.
3. Sales
 - There are no cottages for sale at this time.

Finance Report-Bill Gilfillan

Bill presented the following financial reports for the period ending August 31, 2022.

- Balance Sheet
 - Operating Account cash balance is \$63,012. This compares to \$56,614 at the same time last year.
 - Reserve Account cash balance is \$390,935. This compares to \$433,845 at the same time last year.

- Operating Account
 - Revenues exceed expenses by \$38,602.
 - Revenues are on budget.
 - Insurance is \$2,865 under budget due to not having any insurance claims.
 - Accounting Fees are over budget by \$7,567.

- Reserve Account
 - Expenses exceed revenues by \$27,044. This is due to two flooring replacements totaling \$29,719.
 - The balance remaining on the loan from Reserves to Operations for the purchase of the newest John Deere tractor is \$13,992. This amount is being repaid by \$900 per quarter.

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

Old Business

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New Business

- Driveways
 - Some driveways collect water in certain areas, this has occurred from the very beginning. Was discussed to have Wellman Paving come and check all driveways to access.
 - There are a few drains on Thistle that have pavement in the grates. Will check in with Wellman Paving on this as well.
 - Was discussed to let Wellman Paving know we will be seeking another quote sometime in the Spring in regards to paving Foxglove next year.

Motion was made, **seconded and unanimously passed** to adjourn at 2:45 p.m.

Next meeting scheduled for **November 10th, 2022 at 2:00 p.m.**

Respectfully submitted by Beth Frost.