



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

Board Members present were Gary Eckmann (via phone), Deborah Johnson, Bill Gilfillan, and Wanda Passero.

Others present: Beth Frost and Kimberly McLellan.

Meeting was called to order by Beth Frost, Cooperative Director.

- **Beth Frost**

- Beth reported Murphy's Lawn Care will be at Avalon beginning next week to clean up leaves and could take 1-3 days depending on weather conditions.
- Beth reported residents need to notify maintenance if their gutters are clogged.
- Beth reported that Rob Harnish, one of our maintenance workers, will likely be back to work sometime in December.
- Beth reported there will be a Holiday Party for the first time in two years, will take place in early December. Date is to be announced.
- Beth read and described each portion of the budget summary that was given to all residents attending the Forum. Beth explained that if the budget is passed at the coming Board meeting that letters will be sent out to residents via USPS shortly after the meeting on November 10th.
- Beth reported the Avalon pickup truck needed numerous things to be fixed in order to pass inspection. Troy was able to do several items on the list himself, which saved us a substantial amount of money. The truck is now inspected.
- Tractor is being winterized by John Deer. As of now, we are unsure when it will be done.

- **Discussion**

- Resident inquiries about the proposed 2023 Budget:
 - Insurance rates were discussed. It was explained that insurance claims were not the issue but overall inflation was driving up prices.
 - Property tax inquiry. It was discussed that Hampden will eventually do a tax adjustment but that each shareholder pays a different amount depending on cottage size. Residents were asked in future to refer Brenda in Accounting for property tax inquiries.
 - Resident inquired as to why the 'Professional Services' line had gone up. It was explained that our previous bookkeeper was paid on the personnel line item, which now show under the professional services line as we are now contracting out that service to AccuBooks. This is why it appears to look like such a large increase.
 - Discussion on roofing repairs, ten roofs have been identified as needing to be replaced. Kevin Foster will be doing the work to replace them. He has currently replaced three of the ten.
 - Resident complimented Beth as to the current staffing at Avalon.
 - Resident asked for confirmation of propane costs for 22/23 season. Beth reminded Residents those are listed on our website.
 - Discussion regarding cottage base pricing. Residents reminded to refer to the website if they need reference in the future.
 - Sewage Pump Project scheduled for December; Beth has not heard back from Steven's Pump as far as any changes to that date as of today.
 - Resident asked if we had considered natural gas. To date, that is not something we have considered as far as changing over.
 - Priority List is currently at 22.

Beth Frost adjourned the meeting at 2:34pm.

Respectfully submitted by Beth Frost and Kimberly McLellan.