

AVALON VILLAGE HOMEOWNERS' ASSOCIATION
HOMEOWNERS' ANNUAL MEETING
October 12th 2023
6:30pm-7:30 pm

- Board members in attendance: Jodi Strausbaugh, Jackie Klein, Alyssa King, Aaron Matthew and Chris Frank
 - Vote to call to order at 7:03 pm by Jodi Strausbaugh. Seconded by Jackie Klein.
- New Business
 - New board members were presented: Joe Johnson and Penny Honstein volunteered.
 - Motion made to accept Joe Johnson and Penny Hohnstein, Seconded by Alissa King. All in favor vote approved.
- Budget Proposal
 - Christina began presenting three budget options for consideration (budget options are attached):
 - Option A - 5% increase - \$106.74/quarter
 - Option B - 0% increase - \$101.66/quarter
 - Option C - 10% increase - \$111.83/quarter
 - Reserve balance - \$66,891.73
- When the reserve balance was brought up, the meeting was interrupted to discuss landscaping issues.
 - Homeowners from the Isles discussed frustration about the loss of landscaping services they were promised when they purchased their homes (these were original homeowners).
 - Homeowners were reminded that the Isles had historically paid a higher rate in monthly dues than homeowners in the Classics.
 - Logically, this increased rate is what likely permitted the full-service landscaping to function as effectively as it had for many years.
 - When the fees were decreased, this was no longer financially feasible.
 - Around 2018 (exact date is not readily available) it was brought to the board's attention that it was in violation of the bylaws to charge different rates to one group of homeowners.
 - It was also discussed that previous boards who did not implement a increase have put the association at a disadvantage
- Special Projects
 - Board member discussed a proposal to provide community projects to benefit the entire neighborhood.
 - Board announced plans to send out a a survey out to all homeowners to collect feedback on the interest of future community projects and what that might best look like. what the community would find most beneficial and if
- Penny H volunteered for Treasurer was then nominated by Alissa, seconded by Chris.
- Jodi Strausbaugh announced her resignation as president and has elected to resume her original position as Secretary and appointed Jackie as president.

- Christina Cecento confirmed receipt of written resignation and appointment of Jackie Klein to interim president.
- Meeting adjourned at 8:09 pm.

Budget Detail

Metco Investment Realty, Inc.

Properties: 19901-Avalon Village - Avalon Village Lots 1-368 Eugene, OR 97402

Period Range: Jan 2024 to Dec 2024

Consolidate: No

Include Zero Balance GL Accounts: No

2024 PROPOSED BUDGET OPTION A

Account Name	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Total	Percent
19901-Avalon Village - Avalon Village Lots 1-368 Eugene, OR 97402 - Avalon Village 2024 Proposed Budget w/5% Dues Increase														
Income														
Late Fee/Del Of Notice/Lock Out Fee	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00	0.98
HOA Violation Fee	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.66	41.66	41.66	41.66	500.00	0.33
NSF Fee Income	8.34	8.34	8.34	8.34	8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.33	100.00	0.07
Association Dues	13,164.61	13,164.60	13,164.60	13,164.60	13,164.60	13,164.60	13,164.60	13,164.60	13,164.60	13,164.60	13,164.60	13,164.60	157,975.21	103.38
Uncollected Dues Allowance	-604.86	-604.86	-604.86	-604.86	-604.86	-604.86	-604.86	-604.86	-604.86	-604.86	-604.86	-604.86	-7,258.32	-4.75
Total Budgeted Income	12,734.76	12,734.75	12,734.75	12,734.75	12,734.74	12,734.74	12,734.74	12,734.74	12,734.73	12,734.73	12,734.73	12,734.73	152,816.89	100.00
Expense														
Management Fees	1,913.66	1,913.66	1,913.66	1,913.66	1,913.66	1,913.66	1,913.66	1,913.66	1,913.66	1,913.66	1,913.66	1,913.66	22,963.92	15.03
Site Supplies	105.00	105.00	105.00	105.00	105.00	105.00	105.00	105.00	105.00	105.00	105.00	105.00	1,260.00	0.82
Dues & Subscriptions	81.25	81.25	81.25	81.25	81.25	81.25	81.25	81.25	81.25	81.25	81.25	81.25	975.00	0.64
Maintenance & Repair	545.00	545.00	545.00	545.00	545.00	545.00	545.00	545.00	545.00	545.00	545.00	545.00	6,540.00	4.28
Landscape Maintenance	6,700.00	6,700.00	6,700.00	6,700.00	6,700.00	6,700.00	6,700.00	6,700.00	6,700.00	6,700.00	6,700.00	6,700.00	80,400.00	52.61
Irrigation Main/Plumbing	725.00	725.00	725.00	725.00	725.00	725.00	725.00	725.00	725.00	725.00	725.00	725.00	8,700.00	5.69
Water/Sewer	1,083.34	1,083.34	1,083.34	1,083.34	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	13,000.00	8.51
Legal & Accounting	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.66	41.66	41.66	41.66	500.00	0.33
Corp Fed & State Tax	14.59	14.59	14.59	14.59	14.58	14.58	14.58	14.58	14.58	14.58	14.58	14.58	175.00	0.11
Fees & Permits	4.17	4.17	4.17	4.17	4.17	4.17	4.17	4.17	4.16	4.16	4.16	4.16	50.00	0.03

Budget Detail

Account Name	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Total	Percent
Fire/Liability Insurance	254.17	254.17	254.17	254.17	254.17	254.17	254.17	254.17	254.16	254.16	254.16	254.16	3,050.00	2.00
Special Project Expense	1,266.92	1,266.92	1,266.92	1,266.92	1,266.92	1,266.91	1,266.91	1,266.91	1,266.91	1,266.91	1,266.91	1,266.91	15,202.97	9.95
Total Budgeted Expense	12,734.77	12,734.77	12,734.77	12,734.77	12,734.75	12,734.74	12,734.74	12,734.74	12,734.71	12,734.71	12,734.71	12,734.71	152,816.89	100.00
Total Budgeted Income	12,734.76	12,734.75	12,734.75	12,734.75	12,734.74	12,734.74	12,734.74	12,734.74	12,734.73	12,734.73	12,734.73	12,734.73	152,816.89	100.00
Total Budgeted Expense	12,734.77	12,734.77	12,734.77	12,734.77	12,734.75	12,734.74	12,734.74	12,734.74	12,734.71	12,734.71	12,734.71	12,734.71	152,816.89	100.00
Net Operating Income	-0.01	-0.02	-0.02	-0.02	-0.01	0.00	0.00	0.00	0.02	0.02	0.02	0.02	0.00	0.00

Budget Detail

Metco Investment Realty, Inc.

Properties: 19901-Avalon Village - Avalon Village Lots 1-368 Eugene, OR 97402

Period Range: Jan 2024 to Dec 2024

Consolidate: No

2024 PROPOSED BUDGET OPTION B

Include Zero Balance GL Accounts: No

Account Name	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Total	Percent
19901-Avalon Village - Avalon Village Lots 1-368 Eugene, OR 97402 - Avalon Village 2024 Proposed Budget w/out Dues Increase														
Income														
Late Fee/Del Of Notice/Lock Out Fee	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00	1.03
HOA Violation Fee	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.66	41.66	41.66	41.66	500.00	0.34
NSF Fee Income	8.34	8.34	8.34	8.34	8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.33	100.00	0.07
Association Dues	12,538.07	12,538.07	12,538.07	12,538.07	12,538.07	12,538.07	12,538.07	12,538.07	12,538.06	12,538.06	12,538.06	12,538.06	150,456.80	103.30
Uncollected Dues Allowance	-576.08	-576.08	-576.08	-576.08	-576.07	-576.07	-576.07	-576.07	-576.07	-576.07	-576.07	-576.07	-6,912.88	-4.75
Total Budgeted Income	12,137.00	12,137.00	12,137.00	12,137.00	12,137.00	12,137.00	12,137.00	12,137.00	12,136.98	12,136.98	12,136.98	12,136.98	145,643.92	100.00
Expense														
Management Fees	1,913.66	1,913.66	1,913.66	1,913.66	1,913.66	1,913.66	1,913.66	1,913.66	1,913.66	1,913.66	1,913.66	1,913.66	22,963.92	15.77
Site Supplies	105.00	105.00	105.00	105.00	105.00	105.00	105.00	105.00	105.00	105.00	105.00	105.00	1,260.00	0.87
Dues & Subscriptions	81.25	81.25	81.25	81.25	81.25	81.25	81.25	81.25	81.25	81.25	81.25	81.25	975.00	0.67
Maintenance & Repair	545.00	545.00	545.00	545.00	545.00	545.00	545.00	545.00	545.00	545.00	545.00	545.00	6,540.00	4.49
Landscape Maintenance	6,700.00	6,700.00	6,700.00	6,700.00	6,700.00	6,700.00	6,700.00	6,700.00	6,700.00	6,700.00	6,700.00	6,700.00	80,400.00	55.20
Irrigation Maint/ Plumbing	725.00	725.00	725.00	725.00	725.00	725.00	725.00	725.00	725.00	725.00	725.00	725.00	8,700.00	5.97
Water/Sewer	1,083.34	1,083.34	1,083.34	1,083.34	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	13,000.00	8.93
Legal & Accounting	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.66	41.66	41.66	41.66	500.00	0.34
Corp Fed & State Tax	14.59	14.59	14.59	14.59	14.58	14.58	14.58	14.58	14.58	14.58	14.58	14.58	175.00	0.12
Fees & Permits	4.17	4.17	4.17	4.17	4.17	4.17	4.17	4.17	4.16	4.16	4.16	4.16	50.00	0.03

Budget Detail

Account Name	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Total	Percent
Fire/Liability Insurance	254.17	254.17	254.17	254.17	254.17	254.17	254.17	254.17	254.16	254.16	254.16	254.16	3,050.00	2.09
Special Project Expense	669.17	669.17	669.17	669.17	669.17	669.17	669.17	669.17	669.16	669.16	669.16	669.16	8,030.00	5.51
Total Budgeted Expense	12,137.02	12,137.02	12,137.02	12,137.02	12,137.00	12,137.00	12,137.00	12,137.00	12,136.96	12,136.96	12,136.96	12,136.96	145,643.92	100.00
Total Budgeted Income	12,137.00	12,137.00	12,137.00	12,137.00	12,137.00	12,137.00	12,137.00	12,137.00	12,136.98	12,136.98	12,136.98	12,136.98	145,643.92	100.00
Total Budgeted Expense	12,137.02	12,137.02	12,137.02	12,137.02	12,137.00	12,137.00	12,137.00	12,137.00	12,136.96	12,136.96	12,136.96	12,136.96	145,643.92	100.00
Net Operating Income	-0.02	-0.02	-0.02	-0.02	0.00	0.00	0.00	0.00	0.02	0.02	0.02	0.02	0.00	0.00

Budget Detail

Metco Investment Realty, Inc.

Properties: 19901-Avalon Village - Avalon Village Lots 1-368 Eugene, OR 97402

Period Range: Jan 2024 to Dec 2024

Consolidate: No

Include Zero Balance GL Accounts: No

2024 PROPOSED BUDGET OPTION C

Account Name	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Total	Percent
19901-Avalon Village - Avalon Village Lots 1-368 Eugene, OR 97402 - Avalon Village 2024 Proposed Budget w/10% Dues Increase														
Income														
Late Fee/Del Of Notice/Lock Out Fee	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00	0.94
HOA Violation Fee	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.66	41.66	41.66	41.66	500.00	0.31
NSF Fee Income	8.34	8.34	8.34	8.34	8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.33	100.00	0.06
Association Dues	13,792.37	13,792.37	13,792.37	13,792.37	13,792.37	13,792.37	13,792.37	13,792.37	13,792.36	13,792.36	13,792.36	13,792.36	165,508.40	103.22
Uncollected Dues Allowance	-604.86	-604.86	-604.86	-604.86	-604.86	-604.86	-604.86	-604.86	-604.86	-604.86	-604.86	-604.86	-7,258.32	-4.53
Total Budgeted Income	13,362.52	13,362.52	13,362.52	13,362.52	13,362.51	13,362.51	13,362.51	13,362.51	13,362.49	13,362.49	13,362.49	13,362.49	160,350.08	100.00
Expense														
Management Fees	1,913.66	1,913.66	1,913.66	1,913.66	1,913.66	1,913.66	1,913.66	1,913.66	1,913.66	1,913.66	1,913.66	1,913.66	22,963.92	14.32
Site Supplies	105.00	105.00	105.00	105.00	105.00	105.00	105.00	105.00	105.00	105.00	105.00	105.00	1,260.00	0.79
Dues & Subscriptions	81.25	81.25	81.25	81.25	81.25	81.25	81.25	81.25	81.25	81.25	81.25	81.25	975.00	0.61
Maintenance & Repair	545.00	545.00	545.00	545.00	545.00	545.00	545.00	545.00	545.00	545.00	545.00	545.00	6,540.00	4.08
Landscape Maintenance	6,700.00	6,700.00	6,700.00	6,700.00	6,700.00	6,700.00	6,700.00	6,700.00	6,700.00	6,700.00	6,700.00	6,700.00	80,400.00	50.14
Irrigation Maint/ Plumbing	725.00	725.00	725.00	725.00	725.00	725.00	725.00	725.00	725.00	725.00	725.00	725.00	8,700.00	5.43
Water/Sewer	1,083.34	1,083.34	1,083.34	1,083.34	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	13,000.00	8.11
Legal & Accounting	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.66	41.66	41.66	41.66	500.00	0.31
Corp Fed & State Tax	14.59	14.59	14.59	14.59	14.58	14.58	14.58	14.58	14.58	14.58	14.58	14.58	175.00	0.11
Fees & Permits	4.17	4.17	4.17	4.17	4.17	4.17	4.17	4.17	4.16	4.16	4.16	4.16	50.00	0.03

Budget Detail

Account Name	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Total	Percent
Fire/Liability Insurance	254.17	254.17	254.17	254.17	254.17	254.17	254.17	254.17	254.16	254.16	254.16	254.16	3,050.00	1.90
Special Project Expense	1,894.68	1,894.68	1,894.68	1,894.68	1,894.68	1,894.68	1,894.68	1,894.68	1,894.68	1,894.68	1,894.68	1,894.68	22,736.16	14.18
Total Budgeted Expense	13,362.53	13,362.53	13,362.53	13,362.53	13,362.51	13,362.51	13,362.51	13,362.51	13,362.48	13,362.48	13,362.48	13,362.48	160,350.08	100.00
Total Budgeted Income	13,362.52	13,362.52	13,362.52	13,362.52	13,362.51	13,362.51	13,362.51	13,362.51	13,362.49	13,362.49	13,362.49	13,362.49	160,350.08	100.00
Total Budgeted Expense	13,362.53	13,362.53	13,362.53	13,362.53	13,362.51	13,362.51	13,362.51	13,362.51	13,362.48	13,362.48	13,362.48	13,362.48	160,350.08	100.00
Net Operating Income	-0.01	-0.01	-0.01	-0.01	0.00	0.00	0.00	0.00	0.01	0.01	0.01	0.01	0.00	0.00