

AVALON VILLAGE HOMEOWNERS' ASSOCIATION

QUARTERLY BOARD OF DIRECTORS MEETING

October 26th 2023

6:30pm-7:30 pm

Motion to call to order at 6:32 p.m. by Jackie K, seconded by Jodi.

Motion to approve previous meeting minutes made by Jodi, seconded by Jackie.

Board members in attendance: Jodi Strausbaugh, Jackie Klein, Aaron Matthews, Alissa King, Penny Hohnstein, Chris Frank, Joe Johnson

New Business

Introduction of Board

- New board member, Joe Johnson, was voted in.

Financial Reports

- Collected \$4916.14 in past dues with a legal reimbursement of \$518.00
- Operating account balance: \$13,462.16
- Reserve account balance: \$66,891.73
- Budgeted expenses: \$110,460.80 - Actual: \$103,265.29 (this is YTD, not for Q3) - Net: \$7,195.59
- Outstanding Liens: \$41,396.56
- Outstanding dues for the beginning of Q4: \$9908.78
- \$5,175.10 in late fees

Officers & Directors

- Jodi Strausbaugh made a motion to nominate Jackie Klein to position of President – Seconded by Joe and Aaron and Joe.
 - Jackie will finish out the remainder of Jodi Strausbaugh's term of 1 year and then will be up for reelection.
- Jodi Strausbaugh was nominated and voted in to resume her position as Secretary.
- Penny Hohnstein was voted in as Treasurer.

Reserve study

- Benefits to help with the budget planning and future capital expenses. This helps hold future boards accountable and gives a guideline for future expenses.
- Planner comes for a site visit to setup initial budget and then a annual review.
- Needs to provide governing documents to assist with this.

Other Business

Complaint and Violation Process

- Discussion about how to adjust the complaint process.
- Board discussed options of creating a link for Homeowners to submit complaints more easily and for board/ARC to confirm violation, then to Christina to send letter or fine.
- Need more help from homeowners
- Discussed need for letter to be sent to homeowners for reminders on biggest issue items, and should include a link to the ARC guidelines on website.

Architectural Review Committee:

- Jackie made a motion to appoint Penny as chair for ARC. Seconded by Jodi.
- Penny was appointed board chair ARC
- Elijah Chambers volunteered to join the ARC
- Still looking for more members to join ARC

Audit

- An audit was done last year by Warren and Associates
- Homeowners can request the audit report from Christina
 - Christina will add the reports to the audit to the portal.

Communication

- Board discussed streamlining communication between homeowners and the board. Jackie has created a new email that she is managing: connect.avhoa@gmail.com

Budget Vote

- Motion made by Jackie to vote for new budget (budget attached):
 - Votes for Option A – Jodi, Chris, Alyssa, Aaron
 - Votes for Option B - Penny
 - Votes for Option C – Joe, Jackie
- A new budget for 2024 was approved with a 5% dues increase. This increase will raise dues by \$20.33 per lot, per year. Jodi submits – a motion to approve option A based on board majority vote. Jackie seconded the motion.

Meeting is opened to the homeowners to ask questions.

Motion to adjourn at 7:51pm