

Avalon Village Homeowner's Association Meeting Minutes

Monday, April 8, 6-8 p.m.
Abby's Legendary Pizza
1976 Echo Hollow Road, Eugene, OR

CALL TO ORDER:

- Meeting called to order at 6:01 pm by President Mike Scnear
- Board members not in attendance: Kelly Collins
- Board members in attendance: President Mike Scnear, Vice-President Liane Davis, Treasurer Chanel Green, Secretary Jennilee Cryblskey, Mike Tingué, Fred Piquette, Sandy Warnberg, and Sherry Cantu.
- 22 Homeowners present

AGENDA:

- 1) Call to Order
- 2) Follow-Up on Previous Meeting
- 3) General:
 - A. Neighborhood Garage Sale
 - B. Trailers in Driveways
 - C. Meeting Location Changes
 - D. Paint Compliance
 - E. Landscaping
 - F. Removing Lawyer
 - G. Special Assessment, Budget Overview
 - H. State Audit
 - I. Vote on Removal for Cause: Kelly Collins
- 4) Public Comment
- 5) Executive Session

FOLLOW-UP ON PREVIOUS MEETING:

- Introduction of Board Members
- Liane Davis made a motion to accept the previous board minutes for February 11, March 4th, and March 11th and send them out to homeowners. Seconded by Sherry Cantu. Motion passed with all in favor.
- Attorney Noam Amir-Brownstein's responses to homeowner questions submitted on April 1st will be added to the next mailing.
- Committee Heads were assigned
- Update on e-mail addresses for board members, the board members agreed to create email addresses for themselves so they no longer use personal e-mail addresses for board-related communication.
 - Create an e-mail address for sending homeowners the mailings, invoices, notices.
 - Will not be used to respond to homeowners, **homeowners must direct questions to the avhoaquestions@gmail.com account or google voice message system: 541-600-4380**
 - Cannot be used to notify homeowners of: (Subsection 2 of ORS 94.652)
 - Failure to pay assessments
 - Foreclosure of a lien
 - An action the association may take against a homeowner

GENERAL:

- Neighborhood Garage Sale: May 18th with Sharlene Barnum
 - Requested 2 sign boards for the garage sale which can be used to display meeting notices as well.
 - \$65 a sign, reusable, will be Avalon Village Property
 - Mike Scnear made a motion to purchase the signs for Avalon Village, seconded by Mike Tingué. Motion passed with all in favor.
 - Liane Davis motioned for a survey on the Avalon Village HOA Facebook page to allow for homeowners to sign up with their address for participation in the Garage Sale. Jennilee Cryblskey seconded, passed with all in favor.
 - Upcoming potential event: Summer Picnic/BBQ!
- Trailers in driveways and other compliance issues. Mike Tingué requests for more compliance walk-throughs.
- Meeting Location changes:

- The Board is searching for a location to hold meetings which fits within our budget but is also agreeable to host a board meeting at.
- Paint Compliance, following lack of responses for paint reserve records from a board and multiple homeowners waiting months for their colors to be approved due to lack of response, the deadline for homeowners who received a 1 rating quickly approaching, and the unanticipated cost of dry rot repairs homeowners will need prior to painting:
 - Jennilee Cryblskey made a motion to reevaluate homes to determine which homes need to be repainted. Sherry Cantu seconded. (Homeowner commented that giving specifics to homeowners on why homes received their ratings would be appreciated.) Motion passed with all in favor.
 - Jennilee Cryblskey made a motion to extend the repainting deadline to October 2020. Liane Davis seconded. Motion passed with all in favor.
 - Jennilee Cryblskey made a motion to allow homeowners to repaint their homes in the colors they currently are instead of the new landscaping palette.
 - Mike Scnear informed that if homeowners are simply doing retouches, they do not need to request approval from the Architectural Review Board.
 - Mike Scnear informed that if homeowners would like to fully repaint in their current color the homeowners need simply to request the color and the Architectural Review Board would either approve the color scheme or deny.
 - Jennilee Cryblskey rescinded the motion.
- Landscaping overview with Mike Tingué
 - Members from the landscaping committee: Kelly Collins, Jennilee Cryblskey, and Mike Tingué, performed a walkthrough with Living Concepts.
 - The Landscaping Committee asked Living Concepts to notify the HOA for fertilization, lime, and pest treatments and will commit to notifying homeowners.
 - Living Concepts schedules leaf blowing on Tuesdays in the Isles and requested the HOA inform homeowners to move their vehicles from the street on Tuesdays if they can.
- V & F Law Firm
 - Liane made a motion that we get approval to find another Law Firm to handle what we need handled and start fresh. Seconded by Jennilee Cryblskey.
 - The Board opened for discussion.
 - Liane amended her motion to at least look for another Law Firm with the requirements the HOA needs especially in their billing processes. Amendment accepted, amended motion passed with all in favor.
- Special Assessment
 - Liane made a motion that the Fall Special Assessment need not be applied. Seconded by Chanel Green.
 - Jennilee clarified that Liane meant for the Fall quarterlies, not the next quarterlies.
 - Liane amended the motion to removal of the next Special Assessment (Summer)
 - The Board opened to discussion.
 - Motion passed with: Liane Davis, Chanel Green, Mike Tingué, Sandy Warnberg, Fred Piquette, Jennilee Cryblskey in favor. Sherry Cantu and Mike Scnear opposed.
 - Sherry Cantu and Mike Scnear opposed the motion because they agreed waiting until the May meeting would aid the board in determining whether the Special Assessment was still necessary.
- Bookkeeper versus Accountant
 - Mike Tingué moved to use a bookkeeper instead of an accountant. Seconded by Jennilee Cryblskey.
 - The Board opened to discussion.
 - Motion passed with all in favor.
 - Liane Davis notified the Board that we will need to submit a budget by the September meeting.

- Mike Tingue clarified the importance of RFP's being prepared correctly and the possibility of preparing a number threshold in which RFP's will be required to prepare.
- State Audit
- Vote on Removal for Cause for Kelly Collins
 - Sherry Cantu raised concern regarding Collin's inability to defend herself for the vote due to her absence
 - Liane Davis notified Sherry that the Lawyer had informed us that:
 - Bylaws 1.14: Requires cause for removal of directors by the board of directors since the Board is the governing body of the board of directors
 - Cause is defined as: not showing up for meetings, engaging in conflicting transactions, and violating governing documents.
 - Liane Davis made a motion to remove Kelly Collins from the Board for Cause. Seconded by Jennilee Cryblskey. Motion passed with Liane Davis, Chanel Green, Jennilee Cryblskey, Sandy Warnberg, Mike Tingue, and Fred Piquette in favor. Mike Scnear and Sherry Cantu opposed.
- Liane Davis added to the agenda: Vote on Removal for Cause for Mike Scnear
 - Jennilee Cryblskey made a motion to remove Mike Scnear from his position as President. Seconded by Chanel Green.
 - Liane clarified that the Board may remove an Officer from their position so long as the board believes that it is in the best interest of the association.
 - Motion passed with Jennilee Cryblskey, Chanel Green, Fred Piquette, Mike Tingue, Liane Davis, and Sandy Warnberg in favor. Sherry Cantu opposed and Mike Scnear abstaining.
- Liane Davis asked if there were any nominations for a new President.
 - Homeowners suggested Mike Tingue
 - Liane Davis nominated Mike Tingue as President, seconded by Chanel Green. Vote passed with Liane Davis, Chanel Green, Sandy Warnberg, Fred Piquette, and Jennilee Cryblskey in favor. Sherry Cantu and Mike Scnear opposed. Mike Tingue abstained.
- Liane Davis requested we reach out to previous candidates of the 2019 Board election to fill new vacancy, with maintaining an odd number of board members to aid in the voting process.

PUBLIC COMMENT:

- Homeowners raised concerns regarding frequently changing dues.
- Jennilee Cryblskey read a submitted comment requesting the special assessment be removed.

EXECUTIVE SESSION:

- The Board entered executive session at 8:36pm and ended executive session at 9:09pm

RETURN TO GENERAL BOARD MEETING:

- The Board returned to general meeting at 9:09pm
- Liane Davis motioned that regarding Homeowner A the Board remove the late fees leaving only the principle balance and ask Chris Sutton to work out a payment plan so they are able to succeed in repayment. The homeowner will be interviewed for a position as a vendor regarding the Avalon Village website. Seconded by Chanel Green
 - Mike Tingue and Fred Piquette will interview the homeowner.
 - Motion passed with all in favor.
- Mike Tingue motioned for the homeowner bark request to be approved following they provide a Architectural Landscaping request. Seconded by Chanel Green.
 - Motion passed with all in favor.
- Mike Tingue motioned for Homeowner B's dues to be corrected to not include the late fees and balance forward from the previous homeowner. Liane Davis seconded. Motion passed with all in favor.
- The Board Meeting ended at 9:12pm