

Avalon Village Homeowner's Association Meeting Minutes  
Monday, October 7, 6-8 p.m.  
Abby's Legendary Pizza  
1976 Echo Hollow Road, Eugene, OR

CALL TO ORDER:

- Meeting called to order by at 6:01 pm by President Mike Tingué
- Board members in attendance: President Mike Tingué, Treasurer Chanel Green, Secretary Jennilee Cryblskey, Sandy Warnberg, Sherry Cantu, Tina Tallman, and Todd Smith
- Board members not in attendance: Mike Hennessey
- 3 Homeowners present

AGENDA:

- |   |                           |
|---|---------------------------|
| 1. Call to order                          | d. December Election      |
| 2. Follow-up on previous meetings minutes | e. Committee Sign-up      |
| 3. General                                | f. Welcome Letter         |
| a. RFP's, Landscaping/Property Management | g. HOA Website/Board Info |
| b. Meeting with Attorney                  | h. Bylaw Reminder         |
| c. Budget Proposal                        | 4. Public Comment         |

FOLLOW-UP ON PREVIOUS MEETING:

- Jennilee made a motion to approve the previous meeting's minutes, Tina seconded. Motion passed with all in favor.

GENERAL:

- RFP's
  - The Board discussed the possibility of allowing homeowners to maintain their parking strips in the Classics
- The Board opened to Public Comment to address new owner questions
  - Homeowner's asked questions regarding what the dues pay for (Administrative costs, insurance, common property landscaping/maintenance/repair, legal, accounting, backflow irrigation checks)
  - Homeowner's asked questions regarding parking RV's in driveways
  - Homeowner's asked questions regarding our current accountant
  - Homeowner's discussed hiring Property Management Companies
- The Board returned to RFP's
  - Property Management RFP's for Compliance
  - The Board discussed hiring a firm to address compliance
  - Currently compliance is regulated on a complaint basis, the board has created a compliance form for homeowners in reference to our enforcement resolution (available on our website: [avalonvillagehoa.com](http://avalonvillagehoa.com))
  - The board discussed property management quotes for compliance management and the pros and cons of hiring out for compliance
  - The board agreed to read through the proposals and determine actions at the next meeting, for now the board will continue expanding the compliance committee.
- Meeting with Attorney
  - President Mike Tingué and Secretary Jennilee Cryblskey met with the Board's new attorney, Mathew Dahlstrom from Leahy Cox
    - \$2,000 Retainer fee
    - The new attorney expressed interest turning homeowner's with excessive back dues to a collection agency to avoid any conflicts of interest

- Equity within landscaping of Isles and Classics will be addressed
- Budget Proposal
  - The Board is awaiting RFP's/quotes for our official budget proposal, the board does not expect to raise dues or add a special assessment for the 2020 budget.
  - The Board discussed switching bank accounts for accessibility to the new accounting firm.
  - The Board discussed Common Property and landscaping equity and will look further into this.
- December Election
  - The Board will be mailing out proxies for the upcoming December election.
  - Mike Tingue made a motion to move Chanel and Sandy to the two vacant two-year term positions in order to properly stagger the board members for the future election following resignations. Tina seconded. Motion passed with all in favor.
- Committee Sign-up
  - The Board agreed to table Committee Sign-ups until the new year.
- Welcome Letter
  - The Board is drafting a welcome letter for new residents to provide them with board information and FAQ.
- HOA Website/Board Information
  - The Board is drafting new Board member information to be available for the 2020 Board
- Bylaws Reminder:
  - For the Board: Bylaws 7.1 and 4.1
- The Board Meeting concluded at 7:35pm