

## Avalon Village Homeowner's Association Meeting Minutes

Monday, May 13, 6-8 p.m.  
Abby's Legendary Pizza  
1976 Echo Hollow Road, Eugene, OR

### CALL TO ORDER:

- Meeting called to order by President Mike Tingue at 6:11pm
- Board members in attendance: President Mike Tingue, Secretary Jennilee Cryblskey, Assistant Treasurer Fred Piquette, Sherry Cantu
- Board members who submitted proxies: Vice-President Liane Davis and Treasurer Chanel Green
- Board members not in attendance: Sandy Warnberg and Mike Scnear
- 2 Homeowners present

### AGENDA:

- |                                  |                      |
|----------------------------------|----------------------|
| 1) Call to order                 | d) Landscaping       |
| 2) Follow-up on previous meeting | e) Bookkeeper        |
| 3) General                       | f) Lawyer            |
| a) Board Interim Directors       | g) Trash Bins        |
| b) August-December Meeting Dates | 4) Public Comment    |
| c) Sprinklers in Isles           | 5) Executive Session |

### FOLLOW-UP ON PREVIOUS MEETING:

- Jennilee Cryblskey made a motion to approve the previous minutes for January 14<sup>th</sup> and April 8<sup>th</sup>. Seconded by Mike Tingue. Motion passed with all in favor.
- The Board discussed the paint compliance walkthrough progress.

### GENERAL:

- Board Interim Directors
  - Candidate Michael Hennessey withdrew from the election.
  - Mike Tingue made a motion to add the other candidate, Tina Tallman, for the position of interim Board Member. Seconded by Jennilee Cryblskey. Motion passed with all in favor including the 2 Director proxies.
- August-December meeting dates
  - The Board agreed to table the selection of meeting dates to the next meeting on June 10<sup>th</sup>.
- Sprinklers in Isles
  - Sherry Cantu discussed the recent complaints of broken sprinklers.
    - President Mike Tingue informed the Board that Living Concepts had begun the process of turning on the sprinklers but had quoted a minimum of \$5,000 to turn on the sprinklers, any repairs and parts were not included in the quote. The Board had previously discussed hiring a different company in order to save costs for the sprinkler process. A separate landscaper quoted a flat rate of \$3,000 including repairs and parts. Many of the broken sprinklers were reported during the transition of hiring the new company and due to this it took longer to repair the sprinklers. As of

the writing of these minutes all reported broken sprinklers have been repaired.

- Jennilee Cryblskey made a motion to create an Isles Committee at the next Board Meeting. Seconded by Mike Tingue, motion passed with all in favor.
- Landscaping
  - The RFPs for landscaping companies are still in progress.
  - Jennilee Cryblskey suggested inserting a notice to all homeowners that the HOA will begin walkthroughs in the coming month to determine landscaping compliance in order to avoid surprise fines. Fred Piquette suggested this mailer to be separate from the quarterlies for homeowners to be notified properly.
- Bookkeeper
  - Mike Tingue made a motion to replace Emge and Whyte with McClure Associates. Seconded by Jennilee Cryblskey. The Board opened to discussion. Motion passed with all in favor.
  - The Board discussed potential changes in the process of collections and using a collection agency.
    - Homeowner suggested arranging payment plans with homeowners prior to sending to a collection agency.
  - The Board discussed changing signers on the bank account to include the current Treasurer and Assistant Treasurer.
- Lawyer
  - The Board listened to the submitted input from Vice-President Liane Davis on a new Lawyer for the HOA.
  - Fred Piquette made a motion to table the vote for a lawyer. Seconded by Sherry Cantu. Motion passed with all in favor.
- Trash Bins
  - The Board discussed the current trash bin resolution and whether requesting homeowners to write their addresses on their bins would be beneficial.

PUBLIC COMMENT:

- No public comments.

EXECUTIVE SESSION:

- The board entered executive session at 7:32pm and ended executive session at 8:03pm.

RETURN TO GENERAL MEETING:

- The meeting concluded at 8:03pm.