

Avalon Village Homeowners Association Board of Directors Meeting December 21, 2020, via Zoom

- I. **Call to Order:** Meeting called to order at 6:02 pm with Dave Fenner, Joan Lighty, Melissa Hayden, Celeste Schmorde, Kathryn Bruebaker and Scott Johnson in attendance.
- II. **Approve Minutes of the October 12, 2020 meeting:** Dave Fenner called for a motion to accept the minutes from the October 12, 2020 meeting and Joan Lighty seconded. Motion carried unanimously.
- III. **Elect new Board Officers:** Dave Fenner added a quick correction to the Agenda for clarification. Item 3 on the Agenda should be titled, "Elect New Board Officers" versus "members" as previous stated. Following a discussion, the following new Board appointments were approved:
 - a. Dave Fenner to serve as HOA President – term ending (TBD)
 - b. Joan Lighty to serve as HOA Secretary – term ending (TBD)
 - c. Kathryn Bruebaker to serve as HOA Treasurer – term ending (TBD)

In addition: Melissa Hayden will head up the *Friends of Trees* project and forward to HOA Board Members the information she has received to date. Celeste Schmorde has agreed to take responsibility for the website to post and edit as needed.
- IV. **Application for Scott Johnson:** The motion to accept Scott Johnson's application to serve as an Interim Director was called by Dave Fenner and seconded by Joan Lighty and approved unanimously.
- V. **Review HOA Budget:**

A discussion was held to review the approved 2021 budget that shows a shortfall of approximately \$12,000 net of changes involving the hiring of a property management company and landscaping changes. Also noted was no allowance in funding to cover the *Friends of Trees* project. With expenses uncertain at this time to cover the cost of tree project, it was agreed that reserves would be used to cover the shortage in the budget as it was previously approved at the October 12, 2020 meeting and a dues increase could be revisited as more information is obtained. It was mutually agreed that an increase in dues could happen over the next fiscal year but not without more advance notice to homeowners to understand the tree project and other changes to expenses. Celeste Schmorde also noted she has a connection with the City of Eugene's Public Works department who may be able to add some assistance to the tree project.
- VI. **Set Assessments:** Following the decision of a dues increase being postponed, the issue has been tabled for future discussion.

VII. **Dates for future meetings:** The following dates are scheduled for the quarterly meetings and the Annual Meeting:

- a. March 8, 2020 6:00 pm
- b. July – Annual Meeting – date and time to be determined
- c. September 13, 2020 6:00 pm
- d. December 13, 2020 6:00 pm

VII: **Other business:** Length of Board Member terms was discussed and determined that all Board Members will stay on until another Board Member is elected – unless the Board member chooses to resign.

No other business reported, and the meeting was adjourned at 6:31 pm.