

AVON HOLLOW HOMEOWNERS ASSOCIATION
MARCH 31, 2015 MEETING MINUTES

Attendance: Gary Buchanan, Todd Dawn, Mike Becker, Gina Krolikowski, Linda Crowell, Doug Childs

Gary called the meeting to order at 7:00 PM

Mike reviewed the Treasurer's report. Discussed the expenses the subdivision has incurred over the past 2 years and the forecast for the current 2014-2015 year. Lights for the sub will be converted to LED as the current lights burn out. Averaging about 3 per year.

Landscape maintenance has covered cutting, edging, fertilizing, weed killer along with spring and fall clean up of the islands. Looking to build into the financial forecast more monies to be allocated for trimming and mulching of the islands.

Realtor: Mike Kehrig from ReMax

Mike discussed the fact that home values are up in Rochester Hills. Good Landscaping and curb appeal can increase the value of your home by 28%. An Appraiser will take your landscaping and the surrounding landscaping of common areas in the appraisal value of your home.

Yearly homeowners association fees range from 110.00 up to 400.00. Our Avon Hollow Subdivision is one of the lowest at \$110.00. Deer Run Sub next to us is at 150.00.

Special Committee Report

Based on discussion from the September Annual Sub division meeting a special committee was formed to review the 7 islands in the sub division. Todd Dawn and Doug Childs reviewed the current status of all the islands. Some need minimal maintenance while others needed dead trees removed and major trimming of bushes and trees.

Several landscaping companies were contacted to get bids to clean up and landscape island as needed. With each company the needs of the islands were discussed. Important factors to take into account:

- Low maintenance
- Drought tolerant
- Deer/rabbit resistant
- Hardy must be able to endure snow being piled up on them

Todd requested that the board to move forward with the project to clean up and re-landscape the seven islands.

Gina proposed a motion to move forward with the beautification of the islands project. Linda seconded the motion. All other directors agreed. Motion approved to move forward with the committees proposal to clean up and replant islands as needed.

Island Beautification Project

Doug discussed in detail what would be done on each island. Based on the estimates and nature of the work the committee recommended Pro-scape for the project.

Total cost for the project is \$9,100.00

Based on the amount of monies in the bank for the subdivision, it was recommended that we do a one- time special assessment of \$130.00 per homeowner. The other suggestion would be to prioritize the islands and do them as the monies are available within the subdivision bank account.

Todd made a motion that we go forward with the special onetime assessment of \$130.00. Doug seconded the motion. All approved.

Directors will go house to house to update those homeowners who did not attend the meeting and give them a ballot to vote for or against the special assessment.

Those homeowners at the meeting were given the opportunity to vote on the special assessment at the meeting.

Gary made a motion to adjourn the meeting at 8:20 p.m. Mike seconded the motion.

Meeting was adjourned at 8:20 p.m.