

**AVON HOLLOW OWNER ASSOCIATION  
ANNUAL MEETING  
NOVEMBER 4, 2020  
Meeting held Via Zoom Conference**

**DIRECTORS PRESENT:** Doug Childs, Stacey Boyle, Michael Becker, Linda Crowell, Gina Krolkowski, John Sundstrom

**Directors Absent:** Gary Buchanan

**Call to Order:** Doug called meeting to order at 7:34 P.M

**2019 Meeting Minutes:** Meeting minutes approved without changes.

**Treasurer's Report:** Current bank balance as of 8/31/20 was \$10,052.97. Mike detailed the expenses that occurred in 2019/20, totaling \$5,768.52, which was \$1,786.48 below budget. The biggest saving came in not replacing the front entrance sign within this fiscal year, due to the COVID outbreak. The projected expenses for the 2020/2021 fiscal year are \$11,355.00, The majority of this increase is due to the replacement of the front entrance sign and putting a lawyer on retainer.

**OLD BUSINESS**

**Association Dues:** Dues for 2018/2019 were \$110.00 for homes without lights and \$60.00 for homes with lights.

**2020 Address Book:** The 2020 address book was not published. Doug Childs sent the information to Cathedral Directories but due to the Pandemic it was never published. Doug stated we will proceed to get one published in 2021.

**2020 Garage Sale:** This event was cancelled due to the Pandemic.

**2020 Sub Get Together:** Due to the Pandemic any social get together was cancelled. Stacey Boyle did organize several food trucks to come into the subdivision during the summer. There was a donut, ice cream and Taco truck. The response was fairly good and Stacey stated we can look to do food trucks again in 2021.

**Storm Drain Infrastructure:** Doug reiterated that with the initial assessment, the overall sub looks good. We are considered at low risk since we do not have a retention pond or basin. Although we are considered at a low risk it was discussed that a gradual scoping of the drains should take place. Due the cost of this project a section would be scoped each fiscal year. Doug stated that any drain issues that may arise on Springwood Lane are the responsibility of the City. It is only the street and cul-de-sacs off of Springwood Lane that are the responsibility of the Subdivision.

**NEW BUSINESS:**

**Board Members**

- 2019/2020 board members that were up for re-election were Gina John and Gary. They received 59 yes votes out of 70 homes, which is 84% approval.

- Mike Becker announced he is retiring from the board at the end of his upcoming term. The association is in need of a new treasurer. Doug reached out that if there was anyone interested in the position to contact him.
- Members up for election this year are Doug, Linda and Stacey.

#### **Dues for 2020/2021 Fiscal Year:**

It was agreed that dues would remain \$110.00 for homeowners that did not have a light on their property and \$60.00 for those with lights.

#### **Legal Matters:**

Doug stated that the subdivision has retained a new lawyer, Rick Urbis. Our previous lawyer is no longer in practice. Mr. Urbis has reviewed and made recommendations to the current by-laws and deed restrictions. Our current by laws and deed restrictions are over 40 years old and needed to be reviewed to make certain we are current with the expectations of the State of Michigan. His recommendations are aimed at protecting the Association as a whole. All changes must be approved by the Subdivision homeowners with a majority vote. There were not enough homeowners in attendance that this meeting so Doug will be scheduling a special meeting to put this issue to a vote.

#### **General Items:**

- **Lighting:** Mike Becker stated that we did not have much maintenance this year, only had to replace a couple of bulbs. He stated that we did find a local distributor in Pontiac that we have been using. The major problem with the lights going out has to do with the fact that bugs are still getting and are jamming up the fans. It was also announced that the board members will do a walkthrough of lights and if it is felt there are branches that are hindering the lights going on those homeowners will be contacted to either clear away the branches themselves or have the subdivision hire someone to do it.
- **Subdivision Directory:** We will publish a 2021 directory.
- Doug urged residents to please supply their email address with their dues.
- **Front Subdivision sign, and stop sign:** Due to the COVID pandemic this project was put on hold until the Fall of 2020. At that time Doug met with the sign committee, which was formed from the 2019/2020 annual meeting last October. They received two quotes to replace the existing front entrance sign, that has been deteriorating for many years. The decision was made to go with Michigan Custom Signs, their quote was \$3,600. Once all the details of the sign have been worked out we will apply for the permit from the city. Completion date for this project is the Spring of 2021. After the front sign has been completed we will look to replace the stop sign on Springwood Lane that was knocked down/fell over.
- **2020 Garage Sale:** Linda Crowell will head up the 2021 garage sale, based on status of the COVID virus.
- **Social Committee:** Stacey will head up the social committee and again based on the COVID virus look to planning some social gathers. She will also look into doing the food trucks in the spring thru fall of 2021.
- **Beautification Committee:** The beautification committee will rework the landscaping at the front entrance once the new subdivision sign has been installed.
- **Subdivision Email address:** There has been a creation of a new subdivision email address to address and receive sub wide announcements. The new email address is: avonhollow@gmail.com

- **Reminders:** Doug Childs reminded everyone that campers can be in your driveway for 72 hours, no signs allowed except "For Sale" or ad contractor signs, also reminded anyone who wants to do a pool, fence, or shed that they must submit plans to the board.

Meeting was adjourned at 9:40 p.m.