

**AVON HOLLOW OWNER ASSOCIATION
ANNUAL MEETING
NOVEMBER 4, 2021
Meeting held Via Zoom Conference**

DIRECTORS PRESENT: Doug Childs, Stacey Boyle, Gary Buchanan, Linda Crowell, Gina Krolikowski, John Sundstrom

Directors Absent: Clare Hall

Call to Order: Doug called meeting to order at 7:35 P.M

2020 Meeting Minutes: Meeting minutes approved without changes.

Treasurer's Report: Current bank balance as of 8/31/21 was \$5,760.00 Doug detailed the expenses that occurred in 2020/21, totaling \$10,992.67, which was \$362.33 below budget. The biggest saving came from not publishing a directory or holding any subdivision events due to COVID. The projected expenses for the 2021/2022 fiscal year are \$6,680.00, The majority of decrease from last year is due to the replacement of the front entrance sign that was replaced in 2021.

OLD BUSINESS

Association Dues: Dues for 2020/2021 were \$110.00 for homes without lights and \$60.00 for homes with lights.

2021 Address Book: The 2021 address book was not published. Doug Childs stated he will contact Cathedral Directories to get one published in 2022.

2021 Garage Sale: This event was cancelled due to the Pandemic.

2021 Sub Get Together: Due to the Pandemic any social get together was cancelled. Stacey Boyle looked into doing some food trucks but all were requesting a \$500 to \$800 guarantee. We were approached by University Hills subdivision asking if we wanted to participate in multi sub Fall social activity but declined due to the cost.

NEW BUSINESS:

Board Members

- 2020/2021 board members that were up for re-election were Doug, Stacey, Linda and Clare. All were approved.
- Members up for election this year are Gina, John and Gary.

Dues for 2021/2022 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.

Street Signs: Doug Childs stated that the Avon Hollow wooden traffic and street signs are no longer compliant with the City sign requirements. Avon Hollow negotiated with the City to have the wood signs removed and replaced with the compliant, black post standard signs, at no cost. The city will continue to recognize Avon Hollow's private sign agreement allowing Avon Hollow the option to upgrade some or all signs to compliant, decorative signs at Avon Hollow's

expense. The board is currently obtaining quotes from two sign companies. The approximate one-time cost of upgrading to decorative signs is running between \$10,000 to \$18,000, depending on how many signs are upgraded. On a per lot basis the approximate one-time cost (special assessment) would be between \$150 and \$250.

Within the dues notice currently going out, there will be a request to vote either “YES” or “NO”, if you would like the board to continue to research the upgrading of the signs.

If a majority of the homeowners wish to have the board pursue the upgrade then a special subdivision meeting will be held in early 2022. At that meeting the board will present the final cost of the project and a vote will be taken at the end of the special meeting.

General Items:

- **Lighting:** John stated that we have a new electrician for our lights. We have currently replaced 2 bulbs. The light on the corner of Kingsview, keeps burning out looking to replace the socket.
- **Subdivision Directory:** We will publish a 2022 directory.
- Doug urged residents to please supply their email address with their dues.
- **2022 Garage Sale:** Linda Crowell will head up the 2022 garage sale.
- **Social Committee:** Stacey will head up the social committee and based on the COVID virus, will look to plan some social gatherings. She will look into another summer pot luck, similar to the one held in 2018. Another thought was a pop happy hour.
- **Beautification Committee:** The beautification committee will rework the landscaping at the front entrance this spring.
- **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.
- **Fire Hydrants:** Steve Sebert reminded residents that if you have a fire hydrant on you property you must make certain it is clearly visible at all times. Please keep this area around the fire hydrant clear of any ornamental grasses or bushes that could obscure the visibility of the hydrant, Also please clear around the hydrants when we get a heavy snow.
- **City of Rochester Hills:** Several home owners commented the city was on their street taking measurements. Doug will contact the City Engineer regarding this issue.

Meeting was adjourned at 8:59 p.m.