

Avalon Woods 1 POA Board Meeting

October 9, 2018 @ 5:30 pm

Location: Matchbox Realty—202 N. Liberty St., Suite 101, Harrisonburg, VA 22802

Attendance:

Board of Directors

Marcy Holbert

Jana Walters

Owners

Pat Lazzarino

Lou Moschonas

Chris Driver

Felipe Perez

Maisha O'Connor (by phone)

Matchbox Realty

Andrea Konstant

Donna Kelley

Andrea Konstant called the meeting to order at 5:31 pm.

Minutes from previous meeting were reviewed. Motion to approve made by Marcy Holbert, Seconded by Jana Walters, passed unanimously.

Management Reports (reviewed by Andrea Konstant)

- Financial Reports
- Budget Comparison; **change to a quarterly report in the future.
- Delinquency Report (tabled until executive session due to privacy)

Old Business

- Speed Bumps: options reviewed for conventional speed bumps and speed dips: Matchbox recommends and is to get prices for rubber removable speed bumps, which can be installed using metal stakes through pavement in Spring and removed before winter snow season so as to avoid damage by snow plow equipment.
- Visitor Parking signs have been installed and stained.

New Business

- Drainage: tabled until Executive Session
- Snow Contract: Green Acres proposal, motion to accept contract by Marcy, seconded by Jana, approved unanimously.

Open Forum

- Lou Moschonas and Pat Lazzarino: trash is excessive; Matchbox to schedule a pickup.

- Chris Driver: is there a recycling program option; Matchbox to research options: kids playing in street and situation can be dangerous; owners encouraged to call police and report violations: long grass issues; Matchbox confirmed that owners/residents must maintain their own yards and violations are being written when grass is at excessive height: billing seems late; Matchbox to check billing dates.
- Maisha O'Connor: can we hold community events or is there a social committee; Marcy reported that a recent survey did not generate interest in community events: any chance of dues decrease? due to Reserve Study results, dues will likely increase periodically in future: Maisha would like newsletter resent by mail and email.
- Reserve study: Matchbox to send electronic Reserve Study "summary" to Maisha, Pat, and Chris.
- Felipe Perez: not enough resident parking; Andrea confirmed community rules allow for 2 spaces per unit, Visitor parking for guests not to exceed 2 days per month, and suggested parking options throughout the city, possibly being pay options.

Set Board/Annual Meeting Date

- Next Board meeting is Tuesday, January 8, 2019 at 5:30 pm.
- Annual Meeting is Tuesday, February 5, 2019 at 6pm

Adjournment

- The meeting was adjourned at 6:24 pm and the Board moved into Executive Session.

Executive Session

- Discussed drainage issues and options with Pat Lazzarino. Andrea to respond to Pat by 10/17/18.
- Delinquent accounts were discussed.
- Discussed Matchbox actions for previous month.
- Executive Session adjourned at 7:05 pm.