

## Avondale Groves Board of Directors

Meeting Minutes: 11/30/22

Start Time: 1833 hours

Board Attendees: Charles Boissiere, Tiffany del Valle, Tim Sullivan, Jeanette Robinson

### TREASURER'S REPORT

#### BANK BALANCES

Operating: \$13,520.28  
Savings: \$37,586.75  
Undeposited: \$400.00 money order

#### PAST DUE ASSESSMENTS

2022 – January Assessment  
Payments were due 2/7/22  
Reminder sent 4/12/22, 5/14/22, 6/21/22, 7/23/22, 8/23/22, 9/20/22, 10/17, 11/27  
Homeowner @ 1625 Avondale Ridge made payment arrangement; balance to be paid by July 31, 2022

Date	Address	Amount
1/2022	1625 Avondale Ridge Dr.	\$400.00

Repeat for current assessment

#### CURRENT ASSESSMENT

In progress; invoices mailed 7/23/22; due 8/22/22  
Reminder sent 8/23/22, 9/20/22, 10/17, 11/27

Date	Address	Amount
7/2022	1544 Avondale Ridge Dr.	\$266.68

#### 2023 BUDGET:

- See attached spreadsheet for Budget to Actual expenses for 2022 and proposed budget options for 2023.
- Discussion was held concerning the 2023 budget to include planning for a continued contribution to the reserve fund.
- The board voted unanimously to adopt the \$900.00/annual assessment for 2023

## **NEW BUSINESS**

### **2023 HOA Board Election**

- Nominations were due Friday, 11/18/22.
- - Nominations were received from Justin Waters, Charles Boissiere, Tiffany del Valle, and Tim Sullivan. No more than five valid nominations were received. Mailing of ballots is not required.
- Late nomination was received from Jeanette Robinson on 11/23/22.
- During Board meeting on 1/26/21, Board faced a similar circumstance and decided the following: "Unanimous decision to allow homeowners to participate as an appointed officer on the board without voting rights, as they are not elected."
- Charles Boissiere, Tiffany del Valle and Tim Sullivan unanimously voted to allow Jeanette Robinson to participate on the 2023 Board as a non-voting member.
- Jeanette Robinson was thankful but declined to participate on the 2023 Board of Directors.
- Jeanette was thanked for her service to the community.

## **OLD BUSINESS**

### **Cameras for Entrance**

Installation complete; total cost 4,795.00

### **Group Home, 1607 Avondale Ridge Dr. Discussion to Assess Fines:**

Owner, Haim Saban has indicated the tenants of 1607 Avondale Ridge Dr. will vacate by 10/31/22. Lease is set to expire 11/30/22 and Mr. Saban has stated it will not renew.

-Tenants have vacated and the Group Home is no longer in operation.

### **Overgrown Pond Condition for 4345 Avondale Groves St.:**

Overgrown portion appears to be part of the spraying done by Applied Aquatics. Applied Aquatics will be contacted to ensure area is being sprayed. (Action Tim)

-Completed. Overgrown portion appears to be under control.

**Unanimous decision to forgo a December meeting for Board members to enjoy the holidays with family.**

**Next Meeting: January 17, 2023**

**Meeting Adjourned: 1905**