

Avondale Homeowners Association
Annual Meeting
December 1, 2010, 7:30 p.m.

The annual meeting was called to order at 7:30 p.m., December 1, at the home of Berne Stalzer. Officers present were: Bonnie Vitale, Gren Condon, and Berne Stalzer. Berne expressed thanks and appreciation to the Board for their hard work during 2010.

Minutes of the previous October meeting were read and approved. The treasurer's report was presented and approved. A motion by Gren and seconded by Berne to transfer \$1,000 from the reserve account to the checking account with the intent to put the monies back into reserve in February, was approved. The temporary transfer will offset any last minute year end expenses with a small balance remaining.

Bonnie reported that \$3350 was paid to Integrity Land Clearing. No Round Up was sprayed. Bonnie has shared with Berne the suggestions from Integrity on ways to maintain the Retention Ponds and he will follow up with their suggestions.

It was reported that the Lawn Care Contract is not current. It was recommended that a new contract be drawn up and presented at the next meeting for approval.

Gren reported that the key to the sprinkler system is missing and he is unable to get in the box. He will take care of this problem.

Berne stated that he is still meeting with the City about the appearance to our entrance. Also he said the March payment to the Sprinkler Co. should be paid by the City.

Gren and Sue Amsden are still exploring different types of signs to advertise our meetings. This will be completed in 2011.

The four electric poles in the cal-de-sacs will add approximately \$20.00 to our electric bill each month. When we need to have the bulbs replaced we will contact small companies to cut back on costs.

New Business:

Berne said that he wants to make sure that we are running our organization according to the by-laws, and made several recommendations to keep us in compliance. These will be reviewed in the new year.

Bonnie stated that there was concern about the care and maintenance of our common areas. Recommendations on clearing around the Oak Tree at the back of Avondale and the front entrance will be discussed in the new year.

The outgoing board recommended a slate of new officers for 2011 to be voted upon.

Meeting adjourned at 9:00 p.m.

Submitted by Evelyn Smith