Avondale Homeowners Association, Inc.
Annual Meeting Minutes
DeSoto Town Center - 7:15 pm

Meeting started at 7:20 pm.

Welcome to all property owners by LaMichael Pruitt. Roll call of members in attendance was conducted.

Board members announce ground rules: Ground rules – T*he Board Review items 1 to 4. Landscape committee will provide an overview. Members will be allowed to address members.*

1. **Crime Update (DeSoto Police Department) - Police department did not make the meeting. Board provided crime prevention tips, and update on the crime in the community. DeSoto Non Emergency Number: (972) 223-6111**

2. **Overview of Operations for 2012 and prior year 2011 by James Thompson.**

    a. **Reported Concerns from homeowners to HOA**
        i. **Members participation in operations**
            1. **ACC, Welcome, Complaints, Crime, Administration, Landscape, Yard of the Month, Code Enforcement, Finance, By-Law changes, Community projects, etc.**
        ii. **Legal issues**
        iii. **Fence and roof damages**
        iv. **Crime**
        v. **Abbott Alley Fence**
        vi. **Vacant Lot Maintenance**
        vii. **By-Laws Amendments**

    b. **Community Events – National Night Out, Christmas Lights - *update provide by Dwight Chambers and Shawanda Williams Nora***

    c. **Landscape Committee Update - *update provide by Dwight Chambers and Shawanda Williams Nora. Additional individuals that assisted with the landscape committee:***
    Dwight, Sarah Foster and Chamelia Scott

3. **Financial Review – Jeff Jacobs – Conducted by James Thompson. Jeff arrived at the meeting at 7:40 p.m. and completed the review.**

    Financial highlights:

    - Current Balance in bank account**: $13,185 in our bank account - $9,421 in the operating account, and $3,764 in our reserve account.**
    - Accept annual statements via email.
    - Setup a Pay Pal account to accept payments from property owners. Funds will be directly deposited to our bank account.

- **Major Revenues Source**
    - Late Fees ($25 per month. $75 dollars maximum for the year.
    - Grants from the City of DeSoto for landscape projects (Collected over $3,000 the past 5 years)
    - Recoup legal fees from lawsuit, and administrative expenses.
    - Annual HOA Dues

66% Of Annual HOA Dues has been collected for 2012. Some owners have made partial payments. We have an additional $6,881 that we expect to collect.

Outstanding Dues remain around $36,000

80%	**Over 90**
15%	**61 - to – 90**
2%	**31 - to – 60**
2%	**1 - to – 30**

We have a few owners that have not paid for two years. We have been successful to workout payment arrangements for some owners.

- **Major expenses for the year:**
    - Landscape Maintenance
    - Insurance (Entryway Directors)
    - Community Promotions (National Night Out)
    - We will no longer have administration expenses (Check HOA mailbox, update accounting records, newsletter mail outs, prepare statement of accounts on pending homes sales, respond to realtors telephone calls, prepare and mail out annual statements, and invoices)
    - Extend fence on Abbot Avenue Alley
    - Legal Fees

4. **Member Comments – The floor was open to owners to address members. Key people that spoke during this session:**
    a. **Sterling Wheeler**
    b. **Jeff Carlston**
    c. **Ava Norris**
    d. **Brenda Joyce Sorrells**
    e. **Bruser and Debra Jackson**
    f. **Byron T. Jackson**
    g. **Chamelia Scott**
    h. **Dwight Chambers**
    i. **Ejaye & Rose Jones**
    j. **Elaytra Cole**
    k. **Floyd & Linda Hall**
    l. **James Thompson**
    m. **Janean A. Livingston**

n. **Sarah Foster**
o. **Jeffrey W. Jacobs**
p. **Jonathan**
q. **LaMichael Pruitt**
r. **Latonya Lockhart**
s. **Nicole Fincher**
t. **Reginald Steptoc**
u. **Robin Wheeler**
v. **Schenequa Rose**
w. **Shawanda Williams Nora**
x. **Alvin Benskin**
y. **Sherry B. Horace**
z. **Renter in the community**

Nominations and Vote for the one open Board of Director Position. Sterling Wheeler and Shawanda Williams Nora were nominated from the floor and second to the nominating committee. Nomination committee members James Hurndon, Sherry Horace, and Lynn Ferguson accepted and counted all of the voting ballots from the attendees in the meeting.

The Board of Directors did make the following announcement before the voting counts and nominations were confirm:

> ***Due to the ongoing lawsuit against the Avondale Homeowners Association, Inc. the Board will not address certain issues, or share legal documents with members until the lawsuit is over.***

The final results for the one open Board position was announced by Mrs. Horace was:

Shawanda Nora 15
Sterling Wheeler 11

Shawanda Nora was announced the winner by Mrs. Horace to the attendees in the meeting.

5. **The Board of Directors and Officers did announce we were accepting considerations for appointment to the following officers positions from anyone in attended:**
   a. **President**
   b. **Vice-President**
   c. **Treasurer**

   No interest from the attendees was communicated to the Board of Directors by the end of the meeting.

6. **Prior to adjourn the Board encourage everyone to work together to make Avondale a better community. Questions or concerns can be submitted to the Avondale email address at:**
   avondalehoatx@gmail.com

7. **Adjournment was at 9:35 pm.**

Last note property owners:

Officers appointed by the Board:

President: Al Benskin
Vice President: James Hurndon
Treasurer: Jeffrey Jacobs (Also continue to assume responsibilities of Secretary)

Avondale HOA Bylaws:

ARTICLE XI: OFFICERS AND THEIR DUTIES

Section 7. Multiple Offices. The offices of Secretary and Treasurer may be held by the same person. No person shall simultaneously hold more than one of any other offices except in the case of special offices created pursuant to Section 4 of this Article.

The 2012 Annual Meeting Board Minutes was taken by James Thompson until 7:40 pm. This responsibility was transferred to Jeff Jacobs.