

AVALON BEACH ESTATES OWNER'S ASSOCIATION, INC.
ARCHITECTURAL REVIEW BOARD (ARB) MEETING MINUTES

Date: Thursday, August 15th, 2024

Time: 1:00 PM CDT

Place: ZOOM Call

IN ATTENDANCE

Teri Davis
Randy Wright
Jamie Day
Mark Beldon

HOMEOWNERS PRESENT

None

AGENDA

1. Mark Beldon called the meeting to order and confirmed that a quorum of all 4 ARB members was present on the call. Randy W made a motion to accept the Minutes of the May 15th meeting previously emailed to the ARB. Jamie D seconded; motion passed 4 – 0.

REPORTS

1. ARB Project Status Report – the following projects were approved in the previous 8 weeks

<u>Homeowner Name</u>	<u>Lot #</u>	<u>Address</u>	<u>Project</u>	<u>Date Approved</u>
Atkinson	55	35 Acolon	Landscape left of driveway	7/31/2024
Edwards	40	226 Avalon	Paint Garage & Front Door	6/3/2024

Jamie D received an ARB request for a driveway modification at 25 Tristram Way. She forwarded it to the rest of the ARB since no one besides her had received it yet. ARB will review it and advise.

OLD BUSINESS

1. Lot 128/Avalon Blvd – McLean new home plans
The revised house and landscaping plans (dated July 17th, 2024 and July 23rd, 2024, respectively) were reviewed at length along with Avalon’s Residence Design Standards Checklist.

Mark said the plans appeared to meet all criteria of our Checklist and made a Motion to Approve the house and landscaping plans with the following required stipulations added:

- a) The McLean Lot 128 house plans (dated July 17th, 2024) and landscaping plans (dated July 23rd, 2024) as submitted to Avalon’s ARB shall be the identical versions that will be submitted to the Walton County Planning Dept for review and approval.

- b) Material specs for the house shall be as follows:

Stucco Finish:	Benjamin Moore OC-152 Super White; Sand Finish
Tile Roof:	Westlake Saxony Slate Tile; Color-Charcoal
Hardie Siding Color:	Sherwin-Williams SW-7069 Iron Ore
Fence Columns Finish:	Benjamin Moore OC-152 Super White; Sand Finish
Wood Privacy Fence Color:	Sherwin-Williams SW-7069 Iron Ore
Garage Door Model:	Wayne-Dalton 8300 Series; Classic Steel with contemporary horizontal panels and windows on the right side; Color-Charcoal
Windows:	Jeld-Wen; Premium Atlantic Series; White Vinyl
Front Door:	PlastPro Fiberglass Full Light; Color-Charcoal
Pavers:	Appian Stone; Color-Charcoal

Any revisions to these material specs shall be resubmitted to the ARB for review and approval prior to any changes.

- c) Prior to construction start, the McLean's shall provide the ARB with an approved and signed Walton County Master Stormwater Plan Letter of Compliance from the Planning Dept stating that Lot 128's Stormwater Plan is in compliance with Avalon's Master Stormwater Plan (1993) recorded with the County.
- d) Any future Garage or Study conversion during or after initial home construction that converts the Garage and/or Study into additional Bedrooms will require additional parking spaces per Avalon's Rules and Regulations Article IV - Parking, Section III. Any conversion increasing the bedroom count above five (5) shall also require ARB review and approval since additional parking spaces would be required. If the Avalon Board or ARB becomes aware of added bedrooms above the five (5) approved after the conversion, additional parking will be required and a failure to comply will be subject to enforcement action against the then-current property Owner. A copy of this notation will be included with any estoppel response given to a prospective purchaser of the property.
- e) Subject to the receipt of the \$2500 construction deposit prior to Lot clearing and silt fence installation.

Randy W seconded; motion to Approve passed 4 – 0.

Mark will let the McLeans know to send the deposit check and the signed Residence Design Standards Checklist to Avalon's PO Box.

2. 56 Ballamore Cv – Covenant Violations

Mark B confirmed with the County that no permits were issued to the Browns for the new paver driveway installation nor the front facade renovation and front roof changes. Last week, Mark spoke with Dawn Hinson with the County Public Works Dept about the driveway. Ms Hinson said she would send an inspector to look at the driveway to make a determination of next steps by the County. She said a permit was required, that stormwater runoff management is a major concern and that the max driveway width at the street could not exceed 20 ft wide due to 2023 revisions to the County's Land Development Code. She said its entirely possible the Code Enforcement Dept would need to get involved.

ARB decided to wait to act until we get word back what the County may or may not do.

Our next option would be to have the HOA attorney write a letter to the Browns demanding they return the driveway to its existing configuration with a landscaped middle section and replace the front roof section with a compliant material. If they continued ignoring ARB and the Board that they would be subject to a hearing and possible \$100 per day fines. The process to initiate this would be for a Rules Committee to be appointed and a hearing scheduled with the Browns. There would be more discussion at the August 19th Board meeting.

NEW BUSINESS

1. None

NEXT Meeting

- Date of next date - TBD

ADJOURNMENT

ZOOM Call-In Info:

Topic: Zoom Meeting – ARB Review

Time: August 15, 2024 01:00 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/85028887149?pwd=URFADINPYtWSfalyaR53fEKeJz4oid.1>

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