

HOA of Avalon Village Board of Directors meeting minutes 3/11/25 9am

- call to order/determination of quorum: 9:05am
 - in-person: Gabriel Bussell, Bobby Burkholder, Heather Montesanti, Elkins Dahle (arrived 9:07), John Wegner (arrived 9:09)
 - 1st: Heather Montesanti, 2nd: Gabriel Bussell
 - motion carried forward, unanimously approved
- proof of notice
- old business
 - approval of Bella Pools ladder estimate
 - approval of SAAS estimate for Carlisle gate exit loop
 - community yard sale dates: 4/4-4/6/25
- motion to approve HOA President keeping HOA credit card and cancelling the other
 - 1st: Heather Montesanti, 2nd: Gabriel Bussell
 - motion carried forward, unanimously approved to HOA President (Bobby Burkholder) keeping HOA credit card and cancelling & shredding the other (previously held by HOA Director-at-Large Elkins Dahle)
- motion to approve A Perfect 10 Fencing proposal for Hawthorne easement issue
 - 1st: Elkins Dahle, 2nd: John Wegner
 - motion carried forward, unanimously approved to approve A Perfect 10 Fencing proposal for Hawthorne easement issue
- motion to approve A Perfect 10 Fencing emergency proposal for downed fence sections next to Carlisle & Cambridge
 - 1st: Heather Montesanti, 2nd: Elkins Dahle
 - motion carried forward, unanimously approved to approve A Perfect 10 Fencing emergency proposal for downed fence sections next to Carlisle & Cambridge
- motion to approve modification to HOA dues late fees & timing:
 - original modified proposal:
 - Month 1: payments due on 1st (can be paid and posted by 15th) – late fee & letter fee assessed if payment not posted by 16th (letter mailed to resident)
 - Month 2: If payment still outstanding by 15th, second letter mailed with additional letter fee applied. No additional late fee.
 - Month 3: If payment not made by end of Month 3 (end of quarter), account forwarded to collections.
 - amended modified proposal:
 - Month 1: payments due on 1st (can be paid and posted by 21st) – late fee & letter fee assessed if payment not posted by 21st (letter mailed to resident)
 - Month 2: If payment still outstanding by 15th, second letter mailed with additional letter fee applied. No additional late fee.
 - Month 3: If payment not made by end of Month 3 (end of quarter), account forwarded to collections.
 - 1st: Elkins Dahle, 2nd: Heather Montesanti
 - motion carried forward, amended modified request unanimously approved
 - Month 1: payments due on 1st (can be paid and posted by 21st) – late fee & letter fee assessed if payment not posted by 21st (letter mailed to resident)
 - Month 2: If payment still outstanding by 15th, second letter mailed with additional letter fee applied. No additional late fee.
 - Month 3: If payment not made by end of Month 3 (end of quarter), account forwarded to collections.
- motion to approve Reserve Study Institute, LLC quote for \$2300 reserve study for Cambridge & Carlisle

- motion to table until April HOA board meeting to allow time to obtain additional quotes
 - 1st: Heather Montesanti, 2nd: Elkins Dahle
 - motion carried forward, unanimously approved to table reserve study for Cambridge & Carlisle until April HOA board meeting
- motion to confirm Cambridge advisory committee members
 - 1st: Heather Montesanti, 2nd: Elkins Dahle
 - motion carried forward, unanimously approved to confirm Cambridge advisory committee members (Jimmy Adams, Donna Diano, Mike Ferguson, Amy Jordan, and Douglas Stanford)
- motion to approve emergency spending amount for property manager
 - amended motion to table gate expenditure emergency spending
 - 1st: Elkins Dahle, 2nd: Heather Montesanti
 - motion carried forward, unanimously approved to allow for \$1000 community & \$2000 irrigation emergency spending, gate expenditure emergency spending tabled to unspecified later date
- motion to approve insurance renewal quote from Swafford Insurance Group
 - 1st: Elkins Dahle, 2nd: Heather Montesanti
 - motion carried forward, unanimously approved to approve \$73,224.66 2025 total premium from Swafford Insurance Group
- motion to approve \$350 out of community events budget for Easter event
 - 1st: Heather Montesanti, 2nd: Elkins Dahle
 - motion carried forward, unanimously approved to approve use of up to \$350 out of community events budget for Easter event
- motion to approve finings
 - 1st: Elkins Dahle, 2nd: Heather Montesanti
 - motion carried forward, finings unanimously approved
 - 1368: \$100 – maintenance (soft wash roof)
 - 4055: \$100 – landscaping (weed plant beds)
 - 2530: \$100 – maintenance (soft wash roof)
 - 2540: \$100 - maintenance (soft wash roof)
 - 1156: 1,000 – lot maintenance (sod/resod bare areas of lawn)
 - 3937: \$1,000 – lot maintenance (replace dead grass)
 - 4055: \$100 – trash & debris (remove/refrain from storing trash can/s in public view)
 - 2389: \$1,000 – lot maintenance (replace dead grass)
 - 1091: \$100 – landscaping (weed plant beds)
 - 6099: \$100 – lot maintenance (edge curbs/sidewalk/driveway)
 - 5317: \$100 – landscaping (weed plant beds)
 - 5317: \$100 – lot maintenance (weed plant beds)
- resident questions on agenda items
- motion to close: 10:05am
 - 1st: Elkins Dahle, 2nd: Heather Montesanti
 - motion carried, unanimously approved; meeting adjourned 10:05am