

HOA of Avalon Village Board of Directors meeting minutes 4/10/25 6:30pm

- call to order/determination of quorum: 6:31pm
 - in-person: Gabriel Bussell, Heather Montesanti, John Wegner, Elkins Dahle
 - absent: Bobby Burkholder
 - 1st: Gabriel Bussell, 2nd: Elkins Dahle
 - motion carried forward, unanimously approved
- proof of notice
 - 1st: Gabriel Bussell, 2nd: Elkins Dahle
 - motion carried forward, unanimously approved
- old business
 - credit card, keep the president's & destroy the other
 - approve A Perfect 10 fence proposal for Hawthorne easement issue & downed fences next to Cambridge & Carlisle
 - late fees & timing
 - approve reserve study for Cambridge & Carlisle
 - approve emergency spending amt for manager
 - confirm Cambridge advisory committee members
 - community yard sale dates
 - approve insurance renewal
 - approve \$350 out of community events budget for Easter event
 - fining
- motion to approve reserve studies for Cambridge & Carlisle tabled from last meetingg (either both for \$2300 or Carlisle individually for \$1400)
 - 1st: Elkins Dahle, 2nd: Gabriel Bussell
 - motion carried forward, unanimously approved to approve reserve studies for both Cambridge & Carlisle for \$2300
- motion to approve gym equipment repairs & preventative maintenance agreement
 - 1st: Elkins Dahle, 2nd: Gabriel Bussell
 - motion carried forward, unanimously approved to sign FITREV 1-year agreement
- motion to approve YMCA exercise class & youth swim lessons
 - 1st: Elkins Dahle, 2nd: Gabriel Bussell
 - motion carried forward, unanimously approved for YMCA exercise class (\$85 per class) & youth swim lessons (\$80 per 4-week course)
- motion to approve \$500 mulch purchase for front & north side of clubhouse
 - 1st: Elkins Dahle, 2nd: Gabriel Bussell
 - motion carried forward, unanimously approved for \$500 mulch purchase for front & north side of clubhouse
- motion to approve \$7554.32 cost for irrigation system repairs
 - 1st: Gabriel Bussell, 2nd: Elkins Dahle
 - motion carried forward, unanimously approved to spend \$7554.32 to switch from pressurized irrigation system to on-demand irrigation system
 - extra expense for flow meter tabled for later date
- motion to approve finings:
 - account ending in 3989 - \$100 for maintenance (please soft wash roof)
 - account ending in 5601 - \$1,000 for lot maintenance – sodding/resodding (please sod/resod bare areas of lawn)

- account ending in 5909 - \$1,000 for lot maintenance – sodding/resodding (please sod/resod bare areas of lawn)
- account ending in 2608 - \$1,000 for lot maintenance – sodding/resodding (please sod/resod bare areas of lawn)
- account ending in 5867 - \$100 for maintenance (please clean mildew & dirt from fence)
- account ending in 5649 - \$100 for maintenance (please clean mildew & dirt from fence)
- account ending in 5195 - \$1,000 for lot maintenance – dead grass (please replace dead grass to keep property in attractive & healthy condition)
- account ending in 3562 - \$100 for landscaping – weed plant beds (please weed plant beds)
- account ending in 4309 - \$100 for lot maintenance – edging entire property (please edge curbs, sidewalk, driveway)
- account ending in 5885 - \$100 for maintenance (please clean mildew & dirt from fence)
- account ending in 6099 - \$100 for maintenance (please clean & remove mildew from mailbox)
- 1st: Elkins Dahle, 2nd: Gabriel Bussell
- motion carried forward, unanimously approved

-resident questions on agenda items

-motion to close: 7:17pm

- 1st: Elkins Dahle, 2nd: Gabriel Bussell

- motion carried, unanimously approved; meeting adjourned 7:17pm