

HOA of Avalon Village Board of Directors meeting minutes 5/21/25 9:30am

- call to order/determination of quorum: 9:31am
 - in-person: Gabriel Bussell, Bobby Burkholder, John Wegner, Heather Montesanti, Elkins Dahle, James Amrhein
 - 1st: Heather Montesanti, 2nd: Elkins Dahle
 - motion carried forward, unanimously approved
- proof of notice
 - 1st: Heather Montesanti, 2nd: Elkins Dahle
 - motion carried forward, unanimously approved
- old business
 - approve reserve studies for Cambridge/Carlisle tabled from last meeting (either both, or just Carlisle)
 - approve gym equipment repairs & preventative maintenance agreement
 - YMCA exercise class & youth swim lessons
 - approve \$500 for mulch for front & north side of clubhouse
 - approve irrigation pump conversion from pressurized to on-demand
 - fining
- new business
 - approve tables for clubhouse
 - 1st: Heather Montesanti, 2nd: Elkins Dahle
 - opposed: Gabriel Bussell, motion approved & carried forward
 - \$2500 approved for 8 circular & 4 rectangular professional-grade tables from Sam's Club
 - approve clean out of wooded area in Cambridge
 - 1st: Heather Montesanti, 2nd: Elkins Dahle
 - motion carried forward, unanimously approved
 - \$1500 quote from A Squirrel Tree selected
 - approve soft washing of monument signs & capstones, as well as select sections of fencing
 - 1st: Heather Montesanti, 2nd: Elkins Dahle
 - motion carried forward, unanimously approved
 - \$2257 quote from Apex Soft Wash approved
 - discuss AED device
 - motion to table – 1st: Gabriel Bussell, 2nd: Heather Montesanti
 - motion carried forward, unanimously approved to table
 - approve pool paver clean/re-sand/seal
 - 1st: Gabriel Bussell, 2nd: Elkins Dahle
 - abstained: Heather Montesanti, motion approved & carried forward
 - \$6880.50 quote from Excel Xterior Cleaning Services & Pressure Washing selected
 - approval of sod areas of Oak Chase Blvd
 - 1st: Heather Montesanti, 2nd: Elkins Dahle
 - motion carried forward, unanimously approved
 - \$4875 quote from County Line Nursery and Sodding approved
 - approval of pond drop repair in Isles DRA
 - 1st: Heather Montesanti, 2nd: Elkins Dahle
 - motion carried forward, unanimously approved
 - \$3250 quote from Innerflow Lawnsprinkler's/Gulf Shore Excavating approved
 - approval of pool ladder replacement
 - 1st: Heather Montesanti, 2nd: Elkins Dahle
 - motion carried forward, unanimously approved

- \$2450 quote from Sharper Image approved

- approval of boring of electric chase pipe for Isles monument sign (east side of Argyll)

- motion to table – 1st: Heather Montesanti, 2nd: Gabriel Bussell

- motion carried forward, unanimously approved to table

- Heather Montesanti to gather other quotes

- approval of flow meter for irrigation

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

- motion carried forward, unanimously approved

- \$1810.43 quote from Yellowstone approved

- discuss metal roofs issue

- motion to table: 1st: Gabriel Bussell, 2nd: Bobby Burkholder

- motion carried forward, unanimously approved to table

- fining

- 0979: \$1000 – lot maintenance/dead grass (please replace dead grass to keep property in attractive & healthy condition)

- 0979: \$100 – landscaping (please weed expansion joints)

- 4055: \$1000 – architectural, per approval (fence setback supposed to be 10 ft from front corner of house)

- 1st: Heather Montesanti, 2nd: Elkins Dahle

- motion carried forward, unanimously approved

- resident questions on agenda items

- motion to close: 10:38am

- 1st: Heather Montesanti, 2nd: Elkins Dahle

- motion carried forward, unanimously approved; meeting adjourned 10:38am