

HOA of Avalon Village Board of Directors meeting minutes 7/10/25 6pm

- call to order/determination of quorum: 6pm
 - in-person: Gabriel Bussell, James Amrhein, Bobby Burkholder, Heather Montesanti, John Wegner, Elkins Dahle
 - 1st: Elkins Dahle, 2nd: John Wegner
 - motion carried forward, unanimously approved
- proof of notice
 - 1st: Elkins Dahle, 2nd: John Wegner
 - motion carried forward, unanimously approved
- old business
 - approved stump grinding for 81 stumps from pine tree removals
 - replace 2nd ladder in pool
 - approved AED device
 - approved boring of electric chase pipe for Isles monument sign (east side of Argyll)
 - approved 2 large pine tree removals in field next to clubhouse
 - approved DRA outflow cleanings
 - discuss community standards changes
 - fining
- new business
 - motion to approve \$2250 quote by A Squirrel Tree for trimming of palm trees in common area
 - 1st: Elkins Dahle, 2nd: John Wegner
 - motion carried forward, unanimously approved for trimming of palm trees in common area
 - motion to approve \$1500 quote by Live Wire Electrical for running wire through pipe for Isles sign & monument sign light repair at Manors sign
 - 1st: Elkins Dahle, 2nd: John Wegner
 - motion carried forward, unanimously approved for running wire through pipe for Isles sign & monument sign light repair at Manors sign
 - motion to table discussion of concrete pads for front & back of clubhouse
 - 1st: Elkins Dahle, 2nd: John Wegner
 - motion carried forward, unanimously approved to table discussion of concrete pads for front & back of clubhouse
 - motion to approve \$750 quote for by Panault for drive entrance asphalt repair by cart shed
 - 1st: Elkins Dahle, 2nd: John Wegner
 - motion carried forward, unanimously approved to table discussion of drive entrance asphalt repair by cart shed
 - discuss reinstatement of towing agreement
 - no vote required
 - discuss trespassing letters
 - no vote needed
 - motion to approve removal of aggressive dog
 - 1st: Elkins Dahle, 2nd: John Wegner
 - letter sent by HOA attorney to owner of aggressive dog demanding removal
 - motion carried forward, unanimously approved for removal of aggressive dog
 - motion to approve finings:
 - account ending in 2608 - \$1,000 for sodding/resodding (sod/resod bare areas of lawn)
 - account ending in 0798 - \$1,000 for lawn maintenance (replace dead grass w/St Augustine sod)

- account ending in 1102 - \$100 for maintenance (pressure wash driveway, sidewalks, curbs)
- account ending in 5717 - \$1,000 for lot maintenance (replace dead grass w/St Augustine sod)
- account ending in 2405 - \$1,000 for lot maintenance (sod bare areas w/St Augustine sod)
- account ending in 2392 - \$1,000 for lot maintenance (replace dead grass w/St Augustine sod)
- account ending in 2405 - \$100 for lot maintenance (edge curbs, sidewalk, driveway)
- account ending in 2422 - \$100 for lot maintenance (weed plant beds)
- account ending in 0979 - \$100 for landscaping – dead plants/bushes (remove/replace dead plant material in landscape)
- account ending in 1139 - \$100 for signs (remove For Sale sign – Signs by Connie can make approved sign)
- 1st: Elkins Dahle, 2nd: John Wegner
- motion carried forward, findings unanimously approved

-resident questions

-motion to close: 6:45pm

-1st: Elkins Dahle, 2nd: John Wegner

-motion carried, unanimously approved; meeting adjourned 6:45pm