

HOA of Avalon Village Board of Directors meeting minutes 8/13/25 9:30am

-call to order/determination of quorum: 9:30am

- in-person: Gabriel Bussell, James Amrhein, Heather Montesanti, John Wegner, Elkins Dahle
- absent: Bobby Burkholder
- 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 palm tree trimming of palms in common area – completed
- approval of running wire through pipe for Isles sign & Manors monument sign light repair - completed
- tabled concrete pads for front & back of clubhouse
- approved drive entrance asphalt repair by cart shed – scheduled
- discussed reinstatement of towing agreement
- discussed trespassing letters
- discussed dog attack situation
- fining

-new business

-motion to approve \$3000 quote for tree trimming by A Squirrel Tree Svc near monument signs and \$1000 tree removal from A Squirrel Tree Service

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

-motion carried forward, unanimously approved for tree trimming (\$300/sign x 10 signs) near monument signs

-motion to approve \$2400 quote by County Line Nursery & Sodding for Argentine Bahia resod installation for Isle DRA re: erosion control

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

-motion carried forward, unanimously approved for 3200 pieces of sod (\$0.75/piece) to resod Isles DRA

-motion to approve abatement invoice of \$1020 for acct ending in 2942 to be put on this accounts ledger

- 1st: Heather Montesanti, 2nd: Gabriel Bussell

-motion carried forward, unanimously approved to have Yellowstone Landscape complete landscaping (mow/edge/trim/blow, trim bushes, remove weeds, limb trees to 10ft, remove debris), \$1020 to be added to homeowner's acct

-motion to discuss abatement standard operating procedure

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

-motion carried forward, unanimously approved to initiate abatement SOP by next board meeting (9/2025)

-discuss nonresident clubhouse rentals

-motion to allow only Avalon residents to rent clubhouse

- 1st: Heather Montesanti, 2nd: John Wegner

-motion carried forward, unanimously approved to not allow nonresidents to rent clubhouse – clubhouse rentals remain for residents only (residents must initiate rental)

-discuss clocks for pool deck

-motion to approve up to \$75 for pool deck clock

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

-motion carried forward, unanimously approved to allow up to \$75 for pool deck clock

- motion to approve up to \$2000 for Social Committee holiday event expenses
 - 1st: Elkins Dahle, 2nd: Gabriel Bussell
 - motion carried forward, unanimously approved for \$2000 budget for Social Committee re: fall & Christmas events; Social Committee seeking sponsors to offset budget
- discuss financial hardship for acct ending in 2392
 - motion to deny delay of fines 30 days
 - 1st: Gabriel Bussell, 2nd: John Wegner
 - motion carried forward, unanimously approved to deny delaying fines another 30 days
- discuss fence determination from legal re: along south border of Cambridge
 - Elkins Dahle & Jim Amrhein to attempt to facilitate point-of-contact
 - HOA has no ownership of fence – fence is the responsibility of the landowner upon which it sits
- motion to approve finings:
 - account ending in 5195- \$100 for maintenance (mildew residue visible on home exterior must be cleaned)
 - account ending in 5605 - \$1,000 for lot maintenance (sod bare areas w/St Augustine sod)
 - account ending in 4055 - \$100 for maintenance (replace red flag on mailbox)
 - account ending in 5597 - \$100 for maintenance (clean mildew & dirt from fence)
 - account ending in 2900 - \$1,000 for lot maintenance (resod bare areas w/St Augustine sod)
 - account ending in 5195 - \$1,000 for lot maintenance (replace sod w/St Augustine sod, lawn is all weeds)
 - account ending in 3636 - \$1,000 for lot maintenance (replace dead grass w/ St Augustine sod)
 - account ending in 2405 - \$1,000 for vehicle parking (vehicle has flat tire & blocking sidewalk)
 - account ending in 5398 - \$100 for lot maintenance (weed plant beds)
 - account ending in 5664 - \$100 for lot maintenance (weed plant beds)
 - account ending in 2638 - \$100 for landscaping (weed expansion joints)
 - account ending in 6056 - \$100 for lot maintenance (edge curbs/sidewalk/driveway)
 - account ending in 2389 - \$100 for landscaping (remove dead stalk off palm tree)
 - account ending in 4055 - \$100 for landscaping (remove dead palm fronds)
 - account ending in 0979 - \$100 for lot maintenance (edge curbs/sidewalk/driveway)
 - account ending in 0979 - \$100 for lot maintenance (mow property)
 - account ending in 0979 - \$100 for landscaping (weed expansion joints)
 - account ending in 0921 - \$100 for lot maintenance (edge curbs/sidewalk/driveway)
 - account ending in 4684 - \$100 for lot maintenance (weed plant beds)
 - account ending in 2486 - \$100 for landscaping (remove/replace dead plant material in landscaping)
 - account ending in 4158 - \$100 for landscaping (weed expansion joints)
 - 1st: Elkins Dahle, 2nd: John Wegner
 - motion carried forward, finings unanimously approved
- resident questions
 - discussed Cambridge southern fence
 - discussed assisting resident who had requested hardship delay of fine
- motion to close: 10:32am
 - 1st: Gabriel Bussell, 2nd: Elkins Dahle
 - motion carried, unanimously approved; meeting adjourned 10:32am