

HOA of Avalon Village Board of Directors meeting minutes 10/23/25 6pm

-call to order/determination of quorum: 6:01pm

-in-person: Gabriel Bussell, John Wegner, Elkins Dahle, James Amrhein

-Zoom: Bobby Burkholder

-absent: Heather Montesanti

-1st: Gabriel Bussell, 2nd: John Wegner

-motion carried forward, unanimously approved

-proof of notice

-1st: Bobby Burkholder, 2nd: Elkins Dahle

-motion carried forward, unanimously approved

-new business: discussion of various bids for new landscaping contract

-motion to approve Down to Earth

-1st: Bobby Burkholder, 2nd: Elkins Dahle

-motion carried forward, unanimously approved to offer Down to Earth 1-year contract at rate of \$23,962.25/month (or \$287,547/year), or 2-year contract if Down to Earth agrees to further negotiate pricing; contract will include specific wording that allows for withholding payment or canceling contract if contract terms are not upheld to ensure company completes landscaping as agreed in contract

-resident questions

-discussed ensuring landscaping contract allows HOA to enforce contract terms, either through payment withholding or contract termination

-motion to close: 6:43pm

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

-motion carried, unanimously approved; meeting adjourned 6:43pm