

HOA of Avalon Village Board of Directors meeting minutes 11/13/25 9:30am

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

- in-person: Gabriel Bussell, Heather Montesanti, John Wegner, Elkins Dahle, James Amrhein
- absent: Bobby Burkholder
- 1st: John Wegner, 2nd: Elkins Dahle
- motion carried forward, unanimously approved

-proof of notice

- 1st: Gabriel Bussell, 2nd: Elkins Dahle
- motion carried forward, unanimously approved

-treasurer report

- decreased spending in the last quarter compared to previous quarters, especially re: irrigation expenses

-old business

- approve gate repair at Cambridge – gate repair completed
- camera for Cambridge gate – declined by Cambridge committee re: cost
- camera proposal for west pool tabled for November meeting – discussed below
- discuss & approve sod estimate for Oak Chase – completed
- approve pine tree removal next to Elks Lodge – completed
- discuss & approve new gutters for clubhouse – tabled for future meeting, pending estimates
- fining - approved

-new business

- motion to approve camera installation for west pool
 - 1st: Gabriel Bussell, 2nd: John Wegner
 - motion carried forward, unanimously approved for SGD Communications to install camera system priced at \$4912

-motion to approve appeal on ARC application (acct #95125527) previously denied

- 1st: John Wegner, 2nd: Elkins Dahle
- motion carried forward, unanimously approved for ARC application previously denied

-motion to approve finings:

- account ending in 1091 - \$100 for lot maintenance (weed plant beds)
- account ending in 1218 - \$100 for maintenance (pressure wash driveway, sidewalks, and curbs)
- account ending in 1520 - \$100 for maintenance (pressure wash driveway, sidewalks, and curbs)
- account ending in 1697 - \$100 for architectural (submit new ARC application that includes all work completed w/\$100 fee)
- account ending in 2942 - \$1000 for lot maintenance (mow & edge property)
- account ending in 2942 - \$1000 for trash & debris (remove furniture items from public view)
- account ending in 4047 - \$100 for landscaping (weed expansion joints)
- account ending in 4684 - \$100 for lot maintenance (weed plant beds)
- account ending in 4739 - \$100 for architectural (submit ARC application for sunshade, lights, wooden privacy shade w/\$100 fee)
- account ending in 4739 - \$100 for unsightly (remove damaged/broken down playset)
- account ending in 4902 - \$100 for architectural (submit ARC application for modification w/\$100 fee)
- account ending in 5786 - \$100 for lot maintenance (edge curbs, sidewalk, driveway)
- account ending in 5874 - \$100 for lot maintenance (weed plant beds)
- 1st: Gabriel Bussell, 2nd: John Wegner
- motion carried forward, finings unanimously approved

-resident questions

- none

-motion to close: 9:49am

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

-motion carried, unanimously approved; meeting adjourned 9:49am