

HOA of Avalon Village Board of Directors meeting minutes 12/8/25 6pm

-call to order/determination of quorum: 6pm

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

-proof of notice

- 1st: Gabriel Bussell, 2nd: Heather Montesanti
- motion carried forward, unanimously approved

-Treasurer's Report

- approximating \$80,000 surplus – discussion using approximately \$50,000 on landscaping of all monument signs (which were approved last year) and west pool. And some of the remaining surplus surplus on electrical outlets at all monument signs and some holiday lighting

-old business

- discuss camera proposals for West pool – approved & installed
- ARC application for acct #95125527 (driveway extension) previously denied – board approved
- discuss new gutters for clubhouse – tabled until further notice
- fining - approved

-new business

- motion to approve billing acct #95132942 for \$500 abatement invoice from Curb Appeal Property

Maintenance for lot landscape cleanup

- 1st: Heather Montesanti, 2nd: Gabriel Bussell
- motion carried forward, unanimously approved to bill \$500 to acct #95132942 for abatement cost

-motion to approve finings:

- account ending in 0454 - \$100 for lot maintenance (fill in bare areas of lawn w/St. Augustine sod)
- account ending in 0921 - \$100 for lot maintenance (edge curbs and sidewalk)
- account ending in 1199 - \$100 for landscaping (weed expansion joints)
- account ending in 1266 - \$100 for maintenance (pressure wash driveway, sidewalks, and curbs)
- account ending in 2638 - \$100 for lot maintenance (edge curbs, sidewalk, and driveway)
- account ending in 2942 - \$1,000 for lot maintenance (replace dead grass w/St. Augustine sod)
- account ending in 2996 - \$100 for lot maintenance (weed plant beds)
- account ending in 3036 - \$100 for maintenance (clean & remove mildew from mailbox)
- account ending in 3109 - \$100 for landscaping (weed expansion joints)
- account ending in 3566 - \$100 for lot maintenance (weed plant beds)
- account ending in 3819 - \$1,000 for lot maintenance (replace dead grass w/St. Augustine sod)
- account ending in 3826 - \$100 for lot maintenance (weed plant beds)
- account ending in 3946 - \$100 for maintenance (pressure wash driveway, sidewalks, and curbs)
- account ending in 5457 - \$100 for ARC approval (submit modification application for fence replacement)
- account ending in 7726 - \$100 for maintenance (clean & remove mildew from mailbox)
- 1st: Gabriel Bussell, 2nd: Elkins Dahle
- motion carried forward, finings unanimously approved

-resident questions

- discussed adding “close umbrella” sign by pool entrance to avoid continued weather damage to pool umbrellas

-motion to close: 6:21pm

- 1st: Gabriel Bussell, 2nd: Elkins Dahle
- motion carried, unanimously approved; meeting adjourned 6:21pm