**AVANT GARDE**

**HOMEOWNERS’ ASSOCIATION**

**Board Meeting Minutes**

**April 18, 2024**

1. **Call the meeting to order**

This meeting was called to order on April 18, 2024 at 6:00 by President Lee.

Meeting attendance: Directors Henries, Durel, Kratzberg, Piper, Lee, and Keith

1. **Treasurer’s Report** 
   1. President Lee gave the bank balances
      1. Operating Account - $65,465.91
      2. Capital Expenditures - $51,167.33
      3. Emergency Reserves - $49,856.11
      4. Siding - $9,923.92
      5. Roofing - $25,345.50
      6. Insurance - $158,232.69

Any corrections or changes?

Motion: accept Treasurer’s report – Director Piper

Second: Billy

Motion Passed

1. **Previous Meeting Minutes**
   1. The minutes from the previous meeting were emailed to the Board. Does anyone want the minutes read out loud?

Motion: not to read minutes – Director Piper

Second: Billy

Motion passed

1. ***ENTER EXECUTIVE SESSION***
   1. **Motion please / Second** Theresa/Billy
   2. **All in favor. Opposed.** Passed
2. ***EXIT EXECUTIVE SESSION***
   1. **Motion please / Second** Theresa/Billy
   2. **All in favor. Opposed**. Passed
3. ***OLD BUSINESS***
4. **Dispute between Units 1 & 2** 
   * 1. Unit 1 requested the barrier be removed from the visitor’s space. She had promised to park in her assigned space and to stop antagonizing her neighbor. She has not stopped. There are several more videos proving so.
5. **Exterior renovations**
   1. Owners can do their own exterior renovations
      1. Patios
      2. Sliding doors
   2. Brown balconies – will send new deadline and begin levying fines for noncompliance
   3. Exterior doors not white – will send deadline and start levying fines for noncompliance
   4. Torn screens – owner

**CJ is to issue notice of deadline to community via email.**

1. **Repairs and Maintenance**
   1. Galland has replaced siding in multiple places in the complex.
   2. Herman
      1. Pressure washed pool furniture and fences by the hot tub and the maintenance yard
      2. Pressure washed and spot painted the pool walkway
   3. Ja-Roy completed the termite inspection. They found a colony and treated it.
      1. We renewed the termite contract
   4. Leak in front of unit 115 – American Leak Detection found the leak
      1. We contracted CT Traina to complete.
2. **Late fees**
   * 1. Revisit each meeting to see if we need to implement.

**No need to implement at this time.**

1. **Tree leaning b/w Bldgs 16/17 and 18/19** 
   * 1. Consulted with Robbie. He recommends contacting an arborist.

**CJ will reach out to an arborist and send the quote.**

1. **NEW BUSINESS**
2. **Pool walkway repairs**
   1. Herman repaired a section of the pool walkway. The section had several major cracks that were a tripping hazard.
3. **Pool Rules broken**
   1. Someone brought their dog into the pool/spa area.
   2. Unsupervised minors in the pool area
   3. Owners are leaving trash in the pool area

**CJ will send community a letter reiterating the pool rules.**

1. **Unit 244 Plumbing problem**
   1. Owner was having backup in her sink. According to her plumber, there is a break in the line approximately 10ft under the slab. Contact American Leak to confirm and go from there.

**Owner needs to get a video of the break in the line. If it is a line that services only her unit, it is her responsibility.**

1. **Unit 193 AC** 
   1. Unit 193 had an AC unit installed that was too big and is blocking the electrical box (major code violation)
      1. The installer will be by this Saturday to move it
2. **Electrical box on Bldg. 4**
   1. Frischhertz gave a quote **(see Green tab)**
      1. **Motion to approve quote** Kevin/Brandon
      2. **All in favor. Opposed.** Passed
3. **Light pole and light** 
   1. Graci Hart Electric gave a quote **(see Blue tab)**
      1. **Motion to shop around** Billy/Brandon
      2. **All in favor. Opposed.** Passed
4. **Velocity**
   1. Is it time to have Ashley go after them? Make them reimburse us for repairs to date and future repairs to their shoddy work.

**Motion - Don’t engage Ashley. Continue to pay to have repairs made when needed bc of cost.** Theresa/Billy

**All in favor. Opposed.** Passed

1. **Express Contract**
   1. Ends in 2 weeks. Hire CJ?
      1. **Motion to Hire CJ** Theresa/Billy
      2. **All in favor. Opposed.** Passed
2. **Any other new business**
   * 1. motion to adjourn the meeting. Theresa
     2. Second Brandon
     3. The meeting adjourned at 7:30pm