**AVANT GARDE**

**HOMEOWNERS’ ASSOCIATION**

**Board Meeting Minutes**

**May 16, 2024**

1. **Call the meeting to order**

This meeting was called to order on May 16, 2024 at 6:00.

Meeting attendance: Directors Henries, Keith, Piper, Kratzberg, Lee, Leon and Liberto

1. **Treasurer’s Report** 
   1. Director Liberto gave the bank balances
      1. Operating – $39,854.19
      2. Capital Expenditures – $54, 984.21
      3. Emergency Reserves – 53, 968.21
      4. Siding – $8562.66
      5. Roofing –$24,333.05
      6. Insurance - $243,873.60

Any corrections or changes?

Motion: accept the Treasurer’s report. – Director Piper

Second: Director Keith

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: Accept minutes without reading – Director Piper

Second: Director Liberto

Motion Passed

1. ***ENTER EXECUTIVE SESSION***

Motion / Second - Director Piper - Second by Director Keith

Motion Passed

1. ***EXIT EXECUTIVE SESSION***

Motion / Second – President Lee - Second by Director Piper

Motion Passed.

1. ***OLD BUSINESS***
2. **Late fees**
   * 1. Revisit each meeting to see if we need to implement.

No need to revisit at this time.

1. **Tree leaning b/w Bldgs 16/17 and 18/19** 
   * 1. There doesn’t seem to be anything wrong with the tree. It’s not touching anything.

No additional action needed on this tree. CJ contacted an arborist to inspect the trees on the property so all hazards can be addressed.

1. **Pool Rules broken**

CJ sent out an email addressing the issue.

No additional action needed at this time.

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. --- We haven’t heard anything back from her once CJ recommended she call a plumber to find the leak.

No action needed at this time.

1. **Unit 193 AC** 
   * 1. The installer moved the unit. – Issue resolved.
2. **Electrical box on Bldg. 4**
   1. Frischhertz quote approved. Work is tentatively scheduled for 5/20/24. Will confirm on 5/17/24.  
      CJ notified the residents of Bldg 4 via email and phone.
3. **Light pole and light** 
   * 1. Graci Hart Electric completed the work

Frischhertz will complete the pole work.

1. **NEW BUSINESS**
2. **Pool** 
   1. The pool is green too often. Bid out contract?
      1. Homeowners were able to rub the algae off

Motion to bid out pool contract – Director Piper – Second, Director Keith

Motion Passed

1. Unit 183 Drainage
   1. The lack of drainage is creating a perfect scenario for termites. The homeowner dug a trench to try to drain the runoff. CJ recommends adding a downspout extension until a permanent solution can be found. What to do about the trench?

Motion to install subsurface drainage for unit 183 – Director Piper. Second – Director Keith

Motion passed

1. Unit 93 Storm Door
   1. AGHOA sidewalk repair wasn’t cleaned up properly. Residual rocks/pebbles were accidentally shot into the storm door and broke it when the lawn care was being done.

Motion to replace storm door – Director Piper. Second - Director Keith

Motion passed.

1. Unit 1 & 2 conflict - Unit 1 is still harassing unit 2.

Motion to fine for every provable occurrence of harassment – Director Piper. Second – Director Keith.

Motion passed.

1. **Trees** – Cj began soliciting quotes to have the common area trees serviced. Upon inspection, Bo found several trees that are dead and need to be removed. Others need their canopies raised and trimmed. Emails will go out for approvals once the quotes are received.

Quotes are expected to start coming this week.

1. **Any other new business**

Director Keith made a motion to adjourn the meeting.

* + 1. Second – Director Piper
    2. The meeting adjourned at 6:37pm.