**AVANT GARDE**

**HOMEOWNERS’ ASSOCIATION**

**Board Meeting Minutes**

**June 20, 2024**

1. **Call the meeting to order**

This meeting was called to order on June 20, 2024 at 6:00pm by Treasurer, Director Liberto. Meeting attendance: Directors Liberto, Durel, Leon, Kratzberg, Keith, Henries, and Piper

Director Karen Henries resigned from the Board effective June 20, 2024 7pm.

1. **Treasurer’s Report**

Bank balances as of March 31 (end of fiscal year):

* Operating: 90,393.20
* Rental: 2,503.49
* Capital Expenditures: 48,474.88
* Emergency Reserves: 45,749.47
* Insurance: 88,904.30
* Roofing: 22,827.18
* Siding: 9,393.62
* Petty Cash: 201.62

 Bank balances as of June 20:

* Operating: 104,794.81
* Rental: 2,720.49
* Capital Exp: 58,823.79
* Emergency Res: 58,076.92
* Insurance: 72,258.92
* Roofing: 26,823.05
* Siding: 8,744.66
* Petty Cash: 201.62

 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.

Motion: Accept minutes without reading – Director Piper

Second: Director Durel

Motion Passed

1. ***ENTER EXECUTIVE SESSION***

Motion / Second - Directors Keith/Kratzberg

Motion Passed

1. ***EXIT EXECUTIVE SESSION***

Motion / Second – Directors Liberto/Piper

Motion Passed

1. ***OLD BUSINESS***
2. **Pool**
	1. We received 3 quotes for pool and fountain maintenance

Motion: Accept bid from Nola Pools on a 3 month trial basis to start July 1. Get a price for rebalancing the small pool.

Motion/Second: Directors Durel/Keith

Motion passed.

1. **Tree maintenance**
	1. We received quotes for tree maintenance

CJ is to try to get the price down to $6k or under and the BoD will vote via email.

* 1. Herman cut down a large branch by unit 17
1. **Pool Rules broken**
	1. We received quotes for private security on the weekends. **(Yellow tab)** JPSO standard rate is $40/hr

CJ will get a quote from KPD. BoD will vote via email.

1. **Landscaping**
	1. Spring planting was completed.
2. **NEW BUSINESS**
3. **Spa Heater**
	1. Brett installed a 13kw residential heater to replace the original heater. When it failed, he said we needed to upgrade to the commercial heater for $2k more. We did. He installed an 18kw heater that keeps tripping the breaker because it’s too much for our setup. He also presented us with a $2397.13 invoice **(Lime tab)**. Brett called CJ on Monday to say we need to upgrade our electrical to accommodate the new heater. He insisted that CJ and Sidney told him the 18kw was ok. CJ and Sidney did not tell him that. Brett came and took the 18kw heater this morning. How do we resolve this?

 Motion: Send letter of demand asking Brett to replace 12kw commercial grade heater within 2 weeks.

 Motion/Second: Directors Leon/Durel

 Motion passed.

1. **Project 183 quotes (Green Tab)**
	1. Subsurface drainage

Motion to accept bid from MVP PLUMBING

Motion/Second: Directors Durel/Piper

Motion Passed.

* 1. Grading

Motion to accept bid from What’s Up

Motion/ Second: Directors Piper/Keith

Motion Passed

1. **Unit 140 Chimney**
	1. Unit 140 is getting water in through his chimney. Galland submitted a quote for the repairs. **(Red tab)** The chimney stack cover is too big. This has been an ongoing issue with Velocity and the shoddy work they did.

Motion: Approve proposal

Motion/Second: Directors Piper/Keith

Motion passed

1. **Unit 221 Update**
	1. Foreclosure paperwork is with the Sheriff. Armand expects the Sheriff’s sale will be sometime in October. If it doesn’t sell for at least 2/3 the appraised value, another sale will be scheduled, and it can sell for any amount as long as it covers the taxes and Sheriff’s costs. We were notified via certified mail that the property is up for tax sale on August 14.

No action needed at this time.

1. **Duran Lawsuit update**
	1. CJ is waiting on a return call from the attorney assigned to represent the Association.

No action needs to be taken.

1. **Owner maintenance**
	1. CJ began issuing fines of $50 per day beginning June 1 for all brown and broken balconies, torn screens, brown doors, and broken windows. CJ has notified the owners that if violations have been corrected by the next inspection, their fines will be cleared. If not, they will stand, and they will continue to accrue.

No action needs to be taken at this time.

1. **Any other new business**

Motion: Adjourn the meeting

Motion/Second: Directors Keith/Piper

Motion passed. Meeting adjourned at 7pm.