**AVANT GARDE**

**HOMEOWNERS’ ASSOCIATION**

**Board Meeting Minutes**

**July 18, 2024**

1. **Call the meeting to order**
   * 1. This meeting is called to order on July 18, 2024 at 6:00 by President Lee.
     2. Meeting attendance: Directors Lee, Liberto, Keith, Kratzberg, Piper, Durel, Suzanne
2. **Treasurer’s Report** 
   1. Vince will give us the bank balances.

Operating – 160,945.51

Rental – 2720.49

Cap Exp – 54,625.68

Emergency Res – 42,200.75

Insurance – 254,854.41

Roofing – 28,376.29

Siding – 8,715.99

Petty Cash – 201.62

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 to accept minutes – Directors Piper/Keith. Motion passed.

1. ***ENTER EXECUTIVE SESSION***
   1. **Motion / Second** Directors Piper/Keith. Motion passed.
   2. **All in favor. Opposed.**
2. ***EXIT EXECUTIVE SESSION***
   1. **Motion / Second** Directors Piper/Keith. Motion passed.
   2. **All in favor. Opposed**.
3. ***OLD BUSINESS***
4. **Pool**
   1. Nola Pools started July 1. They have changed the sand filters and the pools look much better.
5. **Tree maintenance** 
   1. Lookin Good removed the dead and dangerous trees.
   2. CJ received two quotes to trim the palm trees on property
      1. Lookin Good - $4800
      2. Southern Cutters - $3800

Get a quote from Southern Cutters to remove the palm in front of unit 31 and the other palm that’s on a building. Have southern cutters trim remaining palms.

1. **Pool Rules broken**
   1. Private security has been at the pool on weekends.
2. **Spa Heater** 
   1. CJ reached out to Brett to get an update, but he is not responding.
   2. CJ got a quote from Summit to get the spa heater
      1. **Motion / Second** Motion to have spa heater replaced by Summit -Directors Durel/Liberto
      2. **All in favor. Opposed.** Motion Passed.
3. **Project 183** 
   1. Subsurface drainage installed
   2. Grading was completed
4. **Unit 140 Chimney**
   1. Unit 140 is getting water in through his chimney. Manny has built the new chimney cap but they have been rained out everyday for two weeks with more rain in the forecast for this weekend. They are waiting for a window of good weather to install the new chimney cap.
5. **Unit 221 Update** 
   1. The owner accosted Herman and later came into the office and threatened to fight CJ because his tenant was informed about why the water is shut off. CJ called Beth and filed a report with KPD.
6. **Duran Lawsuit update**
   1. CJ is waiting on a return call from the attorney assigned to represent the Association.
7. **Owner maintenance**
   1. Most owners have complied and their fines have been cleared.
8. **New Business**
9. **Annual Audit**
   1. CJ is currently working with Bernard & Franks to complete the annual audit
10. **Waste Management Contract**
    1. CJ received a quote from Waste Pro
    2. Current contract is with Waste Connections – auto renewed in March 2024 for 5 years
       1. Need to talk to Maria about exit strategy
11. **Landscape contract**
    1. CJ is waiting to receive RFQs from several companies.
12. **Units 245/247**
    1. Water is pooling in front of the units
       1. **Motion / Second** Motion to get quote to repair and get quote to add fill between buildings that need it – Directors Piper/Liberto
       2. **All in favor. Opposed.** Motion passed.
13. **Unit 66** 
    1. Owner wants to plant a tree in front of her unit

Motion to deny – Directors Piper/Liberto

1. **Update presentation of financials on website**
   1. Doing so would make the community warrantable by Fannie and Freddie.
      1. **Motion / Second** Directors Liberto/Keith
      2. **All in favor. Opposed.** Motion passed.
2. **Any other new business**

Motion to get new router to connect cameras – Directors Piper/Suzanne

Motion passed.

CJ’s new schedule will be 7:30a – 4p, M-F.

* + 1. Someone make a motion to adjourn the meeting.
    2. Second
    3. The meeting adjourned at \_\_7:00\_o’clock.

**EXECUTIVE SESSION**

* Unit 163 Update **(Green tab)**
* Complaint Letter **(Yellow tab)**

***EXECUTIVE***

***SESSION***

1. Unit 243 has a porch swing behind her unit (in the common area).
2. Conflict between units 1 and 2 – Robyn (unit 1) continued to harass Jamie (unit 2) after being notified that she’d be fined for each future occurrence. Since then, Robyn has been fined 3 times in one day for harassment. She was livid, but she stopped harassing her on camera. She has started paying her fines.
3. Tracey Willoz is only paying $444. She currently has a 60 balance of $246. A 10-day notice of water shut off will go out tomorrow.