**AVANT GARDE**

**HOMEOWNERS’ ASSOCIATION**

Board Meeting Minutes

August 16, 2022

President Sidney Lee called the meeting to order at 6:00 PM.

Present were President Sidney Lee, Treasurer Vincent Liberto, Secretary Theresa Piper, Directors: Maria Leon, Kevin Kratzberg, and Amy Jarratt, Office Manager Sylba Krohn, and Guest Speaker Mitchell Foor.

President Lee introduced this month’s guest: Mitchell Foor, Project Manager for Velocity Services Group.

President Lee stated that Karen Dwyer, our CPA, could not attend the meeting tonight, but she has sent over financials.

President Lee asked Treasurer Liberto to give the Treasurer’s report.

Treasurer Liberto gave the bank balances as of August 13, 2022. Director Leon made a motion to accept the report as presented. Director Piper seconded the motion. All voted and it passed unanimously.

Treasurer Liberto made a motion to enter Executive Session. Secretary Piper seconded the motion. All voted and the meeting entered executive session.

Director Kratzberg presented the Financial Committee reports. Discussions followed.

Secretary Piper made a motion to exit the Executive Session. Director Kratzberg seconded the motion. All voted and the meeting exited Executive Session.

President Lee opened the meeting for old business.

President Lee gave an update on the electric grounds for each building. He stated that Frischhertz Electric did come out and service every building. Two buildings needed repairs/replacements. They have ordered what is needed and is waiting for delivery.

President Lee stated that Lookin’ Good Tree Service has begun the tree trimming for insurance purpose and will be here all this week.

President Lee stated that the assessment announcement went well and we’ve received very few complaints.

President Lee asked if there was any other old business.

President Lee opened the meeting for new business

President Lee stated that Unit 220 had her steps replaced and the metal handrail put back. She would like to have a heavy wooden handrail put up because she is old and not really steady. She knows she will have to pay for it. A discussion followed. Treasurer Liberto made a motion to allow unit 220 to add a heavy wooden handrail to her steps. Secretary Piper seconded the motion. All voted and it passed unanimously.

President Lee stated that Units 169 and 89 would like to know if the Association would order fill to fill in spots where the ground has washed away and now holds water close to the building. A discussion followed. Secretary Piper made a motion to check the areas and if necessary, get bids for filling and grading. Treasurer Liberto seconded the motion. All voted and it passed unanimously.

President Lee stated that we are getting complaints about What’s Up Lawn & Landscaping. Unit 179 has a shattered window because a rock hit it. The hole is very visible. They will not cover it, because there is no proof it was them. Unit 181 says they hit her a/c electric line with the weed whacker, but they say there’s no proof it was them. We have had to make a complaint about them hitting the new siding with the weed whacker. Wanda came out and looked. A discussion followed. Director Kratzberg said he would talk to owner Robbie. Treasurer Liberto stated that he would back him up.

President Lee stated that Maintenance Man Herman asked if we would purchase a riding lawnmower that he could remove the blades and use it for moving tools and materials for work since a golf cart would be too big an expense. A discussion followed and it was decided to look into a golf cart lease.

President Lee stated that we have had a request to remove the monkey grass gardens on the side of the buildings. A discussion followed. The Board asked Sylba to ask Robbie to let the monkey grass grow and just weed it.

President Lee stated that we have a request from units 33, 37, and 29 to build a wooden platform around the tree between buildings one and two to cover the exposed tree roots and roots from dead bushes. They will pay for and maintain the area. They would like to put potted plants around the tree on top of the platform. This would be for everyone as it is a common area. A discussion followed. Director Leon made a motion to approve the building of the platform. Treasurer Liberto seconded the motion. All voted and it passed unanimously.

President Lee stated that unit 92 would like to have bushes in front of her condo removed. Pictures were submitted. A discussion followed. It was suggested that we have the bushes trimmed/removed as needed.

Director Leon made a motion to adjourn the meeting. Treasurer Liberto seconded the motion. All voted and the meeting ended at 6:32 PM.