**AVANT GARDE**

**HOMEOWNERS’ ASSOCIATION**

Board Meeting Minutes

June 21, 2022

The meeting was called to order on June 21, 2022, at 5:55 PM.

Present were President Sidney Lee, Treasurer Vincent Liberto, and Directors Karen Henries, Maria Leon, Theresa Piper, and Kevin Kratzberg. Also present were office manager Sylba Krohn and Guest Mitchell Foor, project manager for the Velocity Services Group. Directors Amy Jarratt and Brandon Williams were not present.

President Lee introduced Mr. Foor but asked him to wait until the end of the meeting to give his presentation in case there were questions.

President Lee asked Treasurer Liberto to give the bank balances as of June 17, 2022. Treasurer Liberto read the bank balances. Director Piper made a motion to accept the balances as read. Director Kratzberg seconded the motion. All voted and it passed unanimously.

President Lee stated that on the desk is a list of Account Receivables that are past due and a statement for each. Arrangements or comments are on each statement. The Board reviewed the list. Manager Krohn review the individual statements. Director Piper made a motion to accept the statements as read. Director Kratzberg seconded the motion. All voted and it passed unanimously.

President Lee announced that we needed to elect a new secretary for the Board. Treasurer Liberto nominated Director Piper. Director Leon seconded the nomination. Director Piper accepted the nomination. No other nominations were made. All voted and Director Piper was elected unanimously.

President Lee call on Director Kratzberg to present his idea for a finance committee. Director Kratzberg referred to page 2 of the attachments. His suggestions were read out loud and all agreed. Director Leon made a motion to elect a finance committee who would have the authority to make decisions and approve arrangements. The committee would follow the guidelines in the agenda and give a report each board meeting. Director Kratzberg seconded the motion. All voted and it passed unanimously.

President Lee stated that new we needed to elect committee members. Director Kratzberg volunteered to head the committee. Treasurer Liberto and Director Piper also volunteered. Director Piper made a motion to accept the volunteers. Director Kratzberg seconded it. All voted and it passed unanimously.

President Lee asked if anyone wanted to be an alternate signer on the bank accounts? There was a short discussion and Director Kratzberg was volunteered. Treasurer Liberto nominated Director Kratzberg as the additional signer on the bank accounts. Director Leon seconded the nomination. Director Kratzberg accepted the nomination. All voted and it passed unanimously.

President Lee asked should the door colors change. Right now they are brown and white.

Director Leon made a motion to remove the brown doors and adopt the door colors to Cityscape Gray or white. Director Piper seconded the motion. All voted and it passed unanimously.

President Lee stated that we are getting complaints that you can’t read the unit numbers, especially at night, because they are gray on gray. There was a short discussion and several suggestions. Treasurer Liberto made a motion to remove the current numbers, paint them white, and reapply them. Director Piper seconded the motion. All voted and it passed unanimously.

President Lee stated that soon the gutters will be finished. Do we want to install extensions again? If yes, what color? After a brief discussion, Treasurer Liberto made a motion to leave the downspouts open unless they cause a problem. Then we can deal with it on an individual basis. Director Piper seconded the motion. All voted and it passed unanimously.

President Lee asked if we want to install electric grounds for each building to direct an electric charge into the ground and not the building. Mitchell Foor from Velocity Services Group stated that Frischhertz Electric has already gave him an estimate, but he has to find it. President Lee said all the ground rods are deteriorating in this whole complex. So we need to have new ground rods feed into the ground and a #10 or #8 solid copper line from the main panel to the ground rod. A discussion followed. Director Piper made a motion that we get Frischhertz Electric to install new ground rods immediately if it doesn’t exceed $6,000.00. Treasurer Liberto seconded the motion. All voted and it passed unanimously.

President Lee stated that our insurance company wants us to trim trees and bushes away from the building siding. We have taken pictures and sent them out to three companies. The pictures are on the table.Office manager Krohn stated that she has already sent the bids out to three companies.

President Lee asked if we want to reconsider getting two sided signs with the building number and the unit numbers. The Board considered three examples and will decide when we get prices.

President Lee stated that unit 123’s entrance is flooding. The resident there is “special” and her caregivers are concerned. We have installed extensions in an effort to redirect the water to the street. If this does not work, we may have to redo the cement walkway.

President Lee stated that unit 66 wouldlike to remove a Ligustrum bush and plant a smaller bush like an Azalea. Everyone agreed an Azalea would be much nicer. Director Piper made a motion to allow unit 66 to remove a Ligustrum bush and plant a smaller bush like an Azalea. Director Kratzberg seconded the motion. All voted and the motion passed unanimously.

President Lee stated would like to dig up the grassy area between two parking spots and fill with cement. After a short discussion Director Piper made a motion to allow unit 7 to dig up the grassy area between two parking spots and fill with cement as long as it is done professionally and follows the rules. Treasurer Liberto seconded the motion. All voted and the motion passed unanimously.

President Lee asked for the Annual Meeting do we want to book where we can have dinner and a meeting, or just a meeting and snacks like last year. A discussion followed. Director Piper made a motion we that have the annual meeting held on our tennis court, weather permitting, with snacks in the Fiesta Room following. Treasurer Liberto seconded the motion. All voted and the motion passed unanimously.

President Lee stated Unit 16 backed into the new fence. What do you think we should charge to change it out for a new section? Mitch suggested $250.00. After a short discussion, Director Piper made a motion that we charge $250.00 for the labor and materials to replace the section of fence damaged by unit 16. Director Leon seconded the motion. All voted and the motion passed unanimously.

Treasurer Liberto made a motion to enter Executive Session. Director Leon seconded the motion.

Treasurer Li Liberto made a motion to exit Executive Session. Director Piper seconded the motion.

President Lee stated that we have the hunting cameras working and have placed them around the amenities area and the dumpsters. They are working great. Also, we are testing a stationary camera by the office. We have several pictures that Sylba needs help identifying the people as fines will need to be issued. Everyone looked at the pictures, but no one knew who the individuals were.

President Lee asked that because of the heat, do we want to rent a meeting room for this quarter’s homeowner’s meeting, cancel it, or postpone it until the Fiesta Room is completed? A discussion followed and Director Piper made a motion that because of the excessive heat we cancel the quarterly homeowner’s meeting. Director Leon seconded the motion. All voted and the motion passed unanimously.

President Lee asked Mr. Foor to give his report now.

Mr. Foor stated that they are winding down and would have the materials on the tennis court gone within the next ten days. He stated that the last building needing siding was started this week. Depending on the weather, siding takes a week to two weeks for one building. After that, they would be resolving the punch list. The punch list would take three to four weeks, again depending on the weather and homeowner’s cooperation.

Mr. Foor stated that there are several balcony rails and outside step handrails that are too deteriorated to reattach. A letter would need to be served that those rails would need to be replaced at the owner’s choice of contractor and expense.

Office manager Sylba asked what container size should be given to the owners to paint the patio rails and/or doors? Mr. Foor suggested that a quart size should be enough since it was only for the patio rails and doors, and not for the interior of the patio.

President Lee asked if there was any other new business. None was suggested.

President Lee asked for a motion to adjourn the meeting. Treasurer Liberto made a motion to adjourn the meeting. Director Piper seconded the motion. All voted and the meeting ended at 7:03 PM.