**AVANT GARDE**

**HOMEOWNERS’ ASSOCIATION**

**Board Meeting Minutes**

**December 26, 2023**

President Lee called the meeting to order on December 26, 2023 at 6:00.

Present were President Sidney Lee, Treasurer Vincent Liberto, Secretary Theresa Piper, and Directors Karen Henries, Maria Leon, Kevin Kratzberg, and Alfred Keith. Also present was Office Manager Sylba Krohn.

Present Lee stated we have a guest tonight, Ms. CJ Walker. She came to us through Express Employment Professionals. She is interviewing for the office manager’s position (temp to perm). Please see a copy of her resume’.

Treasurer Liberto gave the bank balances of December 18, 2023. Secretary Piper made a motion to accept the bank balances as read. Director Kratzberg seconded the motion. All voted and it passed unanimously.

Present Lee stated that he minutes from the previous meeting was emailed to the Board this morning. Does anyone want the minutes read out loud? Director Leon made a motion that the minutes be accepted as emailed. Director Keith 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.

Secretary Piper made a motion to exit the executive session. Treasurer Liberto seconded the motion. All voted and the meeting exited executive session.

President Lee stated the replacement for the kitchen window has been ordered. Herman will install it when it is delivered around the middle to end of January 2024.

President Lee asked if anyone had a suggestion for a date for the continuation of the annual meeting. A discussion followed and January 25, 2024 was chosen.

President Lee stated Nancy Kawahara in unit 65 wants to plant a lemon tree in the large grassy area by her unit. This area is in front of unit 66A, so it will not involve just her. She has been planting a garden in front of her unit for months now and has never finished it because she is a cancer survivor and can do only small amounts at a time. She has tools and supplies stored outside the building that need to be used or removed. She needs to finish one task before starting another. A discussion followed. Treasurer Liberto made a motion to deny the request. Director Keith seconded the motion. All voted and it passed unanimously.

President Lee stated In front of unit 24 there is a tree that looks okay on the top, but is rotten on the bottom. Should we have it removed? Treasurer Liberto made a motion to have the tree removed. Director Kratzberg seconded the motion. All voted and it passed unanimously.

President Lee stated Unit 2 requested we replace the parking bumper in front of unit 1 because she kept driving her car too far up onto the walkway. We didn’t have a bumper in stock, so Herman painted blocks and put them at the top of her parking spot until an ordered bumper was received. Unit 1 is claiming that the plastic shield on the front underside of her vehicle got stuck on the block and broke it. She wants us to fix it. A discussion followed. It was decided that Unit 1 needs to learn how to drive and not pull her vehicle over items.

President Lee stated Unit 12 had a gross amount of damage inside the unit from Hurricane Ida. They finally got to a point where they are able to do the repairs. They are ripping out and replacing all the sheetrock. The lady below unit 12 works from home. She says they start around 8:00 AM and work until around 5:00 PM. By 5:00 PM she has a splitting headache. She wants to know does this come under “Noises and Nuisances” in the Rules and can anything be done? The rules were reviewed. A discussion followed. This noise does not come under the “Noises and Nuisances” rules.

President Lee stated Kelly DeRocha was aggravating Treasurer Liberto about her separation notice. She wanted AGHOA to expand on the reason for her separation. A letter to LA Workforce Commission per her request. Hopefully now she will leave Treasurer Liberto alone!

President Lee asked if there was any other new business.

Director Keith made a motion to adjourn the meeting. Secretary Piper seconded the motion. All voted and the meeting adjourned at 6:35 PM.