**AVANT GARDE**

**HOMEOWNERS’ ASSOCIATION**

**Board Meeting Minutes**

**March 21, 2024**

1. **Call the meeting to order**

This meeting was called to order on March 21, 2024 at 6:00 by Treasurer Liberto.

Present were: Treasurer Liberto, Secretary Piper, Director Leon, Director Kratzberg, Director Keith, Director Henries and Office Manager CJ Walker

1. **Treasurer’s Report** 
   1. Director Liberto gave us the bank balances
      1. Operating - $77,808.74
      2. Capital Expenditures - $45,466.17
      3. Emergency Reserve – $41,639.11
      4. Insurance – $243,187.03
      5. Roof - $20,365.50
      6. Siding - $8927.92
      7. Petty Cash - $201.62
         1. Any corrections or changes?

Motion: accept Treasurer’s report – Director Piper

Second: Billy

Motion Passed

1. **Previous Meeting Minutes**
   1. The minutes from the previous meeting was emailed to the Board this morning. Does anyone want the minutes read out loud?

Motion: not to read minutes – Director Piper

Second: Billy

Motion passed

1. ***ENTER EXECUTIVE SESSION***
   1. **Motion please / Second**  Theresa / Second
   2. **All in favor. Opposed**. Passed
2. ***EXIT EXECUTIVE SESSION***
   1. **Motion please / Second** Maria / Billy
   2. **All in favor. Opposed**. Passed
3. ***OLD BUSINESS***
4. **Lawsuit** 
   * 1. We have received notice of coverages from the insurance company **(see pink tab)**
5. **Mileage Rate Increase**
   * 1. The IRS has raised the business mileage reimbursement rate to 0.67 per mile. We increased as well.
6. **Walkway Flooding**
   1. The walkway in front of unit 245 floods when it rains. According to Herman, this is going to be major work. It will require the regrading and repouring of a new walkway. Research the cost/feasibility of jacking up the walkway.
   2. **AFCO Duplicate Payment**
      1. Kelly made a duplicate payment in September. They reimbursed the premium but failed to reimburse us the $8.00 phone payment fee. We elected not to pursue the $8
7. **Parking Lot Lighting**
   * 1. Unit 192 is asking if it’s possible to put lighting on the 192 side of the parking lot. Billy and Herman check into this. There is no need to install additional lighting in the area.
8. **Neighbor dispute over shared area**
   * 1. Unit #65 is having issues with her upstairs neighbor (unit #66) regarding shared outdoor space. The BoD gave the space to #65. There have been no new problems.
9. **Paver Addition Request**
   1. Homeowner (unit 65) requested approval to add pavers outside of her back door. BoD approved request.
10. **Herman’s Operation**
    1. Herman has returned and is in great health (thankfully).
11. **Hot Tub Pump**
    1. Pump went out and was replaced. Everything is operational.
12. **NEW BUSINESS**
13. **Update on dispute between Units 1 & 2** 
    * 1. Unit 1 is requesting the barrier be removed from the visitor’s space. She has promised to park in her assigned space and to stop antagonizing her neighbor. Remove barrier in visitor’s space?

Check with Jamie to confirm harassment has stopped. Robyn must confirm in writing that she will park in her space.

* + 1. **Motion please / Second** Kevin / Brandon
    2. **All in favor. Opposed.** Passed

1. **Exterior renovations**
   1. Can owners do their own exterior renovations Yes
      1. Patios
      2. Sliding doors
   2. Brown balconies – send new deadline and begin levying fines for noncompliance
   3. Exterior doors not white – send deadline and start levying fines for noncompliance
   4. Torn screens – HOA or owner?

Give 30 days notice to comply w bylaws. Beginning 5/1/24, $50 fine for non-compliance

* + 1. **Motion please / Second** Brandon/Kevin
    2. **All in favor. Opposed.** Passed

1. **Repairs and Maintenance**
   1. Galland is replacing siding in multiple places in the complex.
   2. Herman
      1. Pressure washed pool furniture and fences by the hot tub and the maintenance yard
      2. Pressure washed and spot painted the pool walkway
   3. Ja-Roy completed the termite inspection. They found a colony and treated it.
      1. Renew the termite renewal warranty? **(See orange tab)**
      2. **Motion please / Second** Renew termite renewal warranty
      3. **All in favor. Opposed** Passed
   4. Leak in front of unit 115 – American Leak Detection found the leak **(see red tab)**. We are waiting for a quote from CT Traina.
2. **Late fees**
   1. Start charging late fees in April 2024?

Revisit every BoD meeting. Will act when necessary.

* + 1. **Motion please / Second** Theresa / Brandon
    2. **All in favor. Opposed.** Passed

1. **Tree leaning b/w Bldgs 16/17 and 18/19 (See blue tab)**
   1. Take action? Have Robbie look at it to see if it is in danger of falling
      1. **Motion please / Second** Brandon / Maria
      2. **All in favor. Opposed** Passed
2. **Any other new business**
   * 1. Someone make a motion to adjourn the meeting.
     2. Second
     3. The meeting adjourned at \_\_\_\_\_\_\_\_\_\_\_\_\_o’clock.

Beth Durel has been appointed as a new Director.

CJ will follow up with Ashley to see if a demand letter was ever sent to Velocity.

***EXECUTIVE***

***SESSION***