

Avalon Village Homeowner's Association
Quarterly Board of Directors Meeting
April 25, 2024
6:30pm via ZOOM

Motion to call to order at 6:05pm

Board members in attendance: Jackie Klein; President, Jodi Strausbaugh; Secretary, Penny Hohnstein; Treasurer, Chris Frank; Member, Aaron Matthews; Member.

No meeting minutes were taken from the January meeting however mention should be made that Joe Johnson resigned from the board during the meeting.

Motion to approve meeting minutes from October 26, 2023 meeting, seconded and approved by the majority.

Financial reports were not discussed during the meeting; reports are attached.

Legal Discussion:

- Attorney, Mike Vial, VF Law, was in attendance to advise and clear up area's of argument as to the HOA's legal responsibilities and obligations of services to provide within the community.
- The board recognizes the need to ammend many area's of the CCR/DCR's and bylaws as they are not proper defined and there is an excess of vague language and terms.
- There is a need to proper and consisly define the phrases "Common areas or common spaces" as those terms dictate the area's owned by the HOA and therefor the HOA's responsibility to maintain.
- Mr. Vial also advised to remove any ambiguities from the language.
- Mr. Vial advised that the board assign a committee to address the wording changes for proposed amendments. This committee should consist of 1 to 2 board members and 3 to 4 non member volunteers.
- *A motion was made to create a committee, motion was approved.
- Volunteers: Robert Seagrave, Celeste Schmorde, and Linda Wallace. BOD members Jackie Klein and Chris Frank will also be on the committee. The HOA will need to obtain 75% of all homeowner's approval to make amendments legal.
- The board will make appropriate changes and vote at the annual meeting.
- Mike Vial left the meeting at 7:18pm

- Jackie suggests that “Sub Groups” be established and defined in order to differentiate between The Classics and The Isles in order for each group to be able separate budgets and expenses as necessary for those specific group areas.

New Business

Back Flow Testing:

- The board agreed to continue to test all the backflows within the community until next year. Homeowners need to be notified in advance so they can make arrangements for future testing that will be homeowner responsibility moving forward.

Irrigation Spring start up/maintenance:

Chris Frank provided the following estimates:

1. Rexus Quote 1 - \$1,173.91 lump sum quote. Is to activate all zones, cut sod away from each head, straighten and adjust heads. Lastly during this step, they will draft a list of repairs needed outside of this start up scope.
2. Rexus Quote 2 - \$27,000 NTE Budget. This is a NTE (Not to exceed) quote is to make repairs from the list that is drafted during activating the zones. Rexus would provide list, board approves repairs, then will repair items and invoice against the \$27,000. All \$27,000 may not be used. They only bill for repairs done.
3. Living Concepts Quote - \$7,500 quote is to pressurize all back flows, turn on each irrigation zone, adjust as needed. Make repairs as needed to function. If further repairs are needed, we will need to get quote and issue revised PO.
4. Graton Estimate - \$3,400 estimate to pressurize all zones, controller's backflows etc. They also estimated about \$28,000 for labor and materials to repair any items. Please note this is not a NTE or hard quote. They plan on billing \$100 per hour and above are estimates.

*After board review and discussion a motion was made to hire Living Concepts to do provide Spring start up as well as any repairs or maintenance needed with a ‘NOT TO EXCEED’ amount of \$17,500.00. Motion was unanimously approved by all members in attendance.

ARC Update

- No ARC updates to report. Penny will connect with Christina about processes going forward.

New website: <https://www.avalonvillagehoa.com> New email – connect.avhoa@gmail.com

Meeting adjourned at 7:58pm