

Quarterly Board Meeting  
*Avalon Village Homeowners Association*  
April 27, 2023

April 27, 2023

Call to order at 6:06 p.m.

Board members present: Jodi Strausbaugh, Jackie Klein, Rebecca McNutt, Chris Frank, Penny Hohnstein

Review and vote to approve prior meeting minutes – Motion to approve by Jodi S., Seconded by Jackie K. – Approved

### **Financial Reports**

2023 Financial Report

- Reviewed Actual vs. Budgeted – See report

Maintenance Reserve Report

Member Delinquency

- Report/Collections/Liens
  - 22016.88 collected from special assessment
  - 17 liens; \$34,226.79 owed
  - \$14827.05 owed for first quarter

### **Landscape Maintenance**

Landscape Report

- Possible Ideas to make adjustments
  - Disconnecting sprinklers and replacing certain areas with bark mulch
  - Homeowners take responsibility for their own shrubs and garden beds
  - A la carte option for homeowners in the Aisles, minimum of 70 homes to sign up

Irrigation- Start up & evaluation

- Christina will have three companies provide us with quotes

### **Architectural Review Committee**

- ARC Requests- Board will continue to receive the requests via email.

ARC Resolutions for Residential Guidelines DCR's 4.7.2

- 84 homeowners in non-compliance
- Penny submitted ARC Committee Resolution proposals to some board members on Monday, April 24. This was distributed to all board members on April 27, 2023.

### **Other Business**

Maintenance items to be addressed:

Painting- curbs, pillar signs, street numbers Signage at Wetland areas & Isles

Board discussed holding an executive meeting to discuss issues and will provide minutes to the Homeowners.

Jodi S. moves to adjourn at 7:32 pm. Seconded by Jackie K.