

Avon Town Square Commercial Condominium Association, Inc

Board Meeting Minutes

December 12, 2024

A meeting of the Executive Board of the Avon Town Square Commercial Condominium was held on Thursday, December 12, 2024, at 3:30 PM via ZOOM video conference.

Attendance: Dean Johnson, Jeff Spanel, Katie Kuchler, Chris Silverman, Lauren Burnett, and Michael Walter – Manager and David Zippie – CPA

Roll Call / Quorum: With 100 % of the Board Members present, a quorum was established to conduct business.

Reading of the Minutes: Dean Johnson made the motion to waive reading of the minutes of December 8, 2023, and approve the minutes as presented. Jeff Spanel seconded the motion to waive reading of the minutes and approve as presented. With a vote taken, the Minutes of December 8, 2023, Board Meeting were approved.

Financial Review: Dave Zippie – CPA reviewed the year-to-date financial report as of October 31, 2024. Dave Zippie reported that the association will end the year with a deficit coupled with a beginning year Net Deficit of \$3,000.00.

2025 Budget: Dave Zippie – CPA presented the 2025 budget unchanged from the 2024 budget. Katie Kuchler made the motion to approve the 2025 budget. Jeff Spanel seconded the motion to approve and with a vote taken, the 2025 budget was approved with no dissenting vote cast.

Other business: Lauren Burnett asked for an update on the monitoring of the parking lot. Jeff Spanel explained that the Town of Avon engineering department disapproved of the entry gate access system as Town requires a two-car que which for the HOA to accommodate would remove the front road (street facing) parking spaces – which was unacceptable. Jeff Spanell stated that in conversation with Chris Juergens of the Avon Town Square Lot 2 Association they were investigating using the same monitoring company as Hoffman Real Estate at Chapel Square.

Lauren Burnett asked if Jeff and Mike would follow up on the proposal from the monitoring company for the Hoffman group and report back by the annual meeting.

Date of the Annual Meeting: The date of Monday, December 30, 2024, at 9:00 was set for the annual meeting.

Adjournment: With no further business presented, the meeting was adjourned.

Approved: _____