

AGENDA/MINUTES

Avera Place Homeowners Association Meeting Agenda

May 27, 2018 3:00 pm ET/12:00 pm PT

BOD Approval:

- Kim Silverman 5/23/18
- Zack Taylor 5/23/18
- Jule White 5/23/18
- Kathleen Walker attended by proxy

(Wayne not in attendance)

1. Agenda – Kim Silverman
2. Establish Quorum: Jule White, Zachary Taylor, Kim Silverman, Proxy from Kathleen Walker plus approximately 20 additional homeowners
3. Meeting Minutes previously approved via Google Docs and posted to Wilson website
4. Old Business:
 - a. Landscaping – Border Edging complete - looks excellent
 - b. Pool and Pump Repair in progress
 - i. There have been a number of unforeseen delays including the need for additional repairs and replastering. There have also been significant delays due to weather. They can't pour concrete if it is raining or if rain is in the immediate forecast. They still need to pour both coping and plaster inside the pool. This week is forecasted for thunder showers every single day.
 - ii. We do not have a projected date for pool opening at this time. Pool repairs are at the mercy of the pool company and the weather, then the inspection.
 1. Wilson will send out a notice about the delay.
 - c. Fire Inspection – annual requirement sprinkler heads
 - i. Fire Department requires this testing every 10 years. We are required to test a certain percentage of the heads and send them in for testing. If any fail, the whole building must be replaced. Removing the heads can, but is not usually simple. Cost increases when plaster must be removed and replaced. Approximately \$250/head.
 - ii. Bids: Proserve \$14,000 plus time and materials for broken heads, AFS \$13,760 plus \$35 for broken heads, Unifor \$33,600
 1. Motion made to use ProServ by Kim, Seconded by Zach, no opposition
 - a. Owner poll concurred with either choice at about a 50/50 split. Choice for ProServe made in case of sheetrock cutting needed which is included in their bid.

5. New Business:
 - a. Tree Trimming bid- (from survey feedback)
 - b. Bid for \$5,000 for the community.
 - c. Motion to approve by Kim Silverman, seconded by Zachary Taylor

6. Next Virtual Board Meetings: **ANNUAL MEETING - Tuesday, July 24, 2018 @ 3pm ET/12pm PT**
7. Close the official HOA meeting
8. State of the Complex –Wilson Properties
 - a. Vacancy stats
 - b. Rental Rates
 - c. Sales Information

Contact Numbers:

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