

Avera Place HOA Meeting Minutes
November 15, 2016 10:00am PT/ 1:00pm ET

Board members present either in person or by conference call: Kim Silverman, Kathie Walker, Jule White, Zack Taylor, and Jeb Black and Michele Apple from Wilson Property Management.

Quorum Established.

Old Business:

Retention Pond Update: The retention pond work is progressing. Two concerns were addressed then re-submitted and are pending approval. One pond will need to be re-engineered/reshaped to change its classification. The City continues to work with Avera Place regarding the changes needing to be made.

Trash/Dumpsters/Cameras: At the September HOA meeting, the HOA voted to proceed with 3 dumpsters receiving an extra service not to exceed \$300.00 extra per month. Waste Management quoted a \$270.00 increase in monthly service for the additional service. Trash days were modified from Mondays and Thursdays to Monday and Friday with the extra service occurring on Wednesday to accommodate a midweek service to the 3 dumpsters. The following dumpsters will receive the extra service mid week: the dumpster next to the maintenance shop, the dumpster at the intersection of Huntscroft and Centway Park Drive and the dumpster located at the corner of Friedland Place and Centway Park Drive. This new schedule has only been in place for 3 weeks.

The 3 cameras discussed at the September meeting are on order and will be placed once property management and maintenance have been able to determine how the extra trash service is impacting where oversized items are being left and if the extra service also has any bearing on people placing trash outside of the dumpsters instead of inside of them. **Once this determination has been made, each camera will be placed at a different dumpster.**

Street Name Signs and Other Street Signage: There are 8 surfaces on each street name sign that are in need of repair or replacement. Two bids were submitted to WPM to reface the street name signs with adhesive 3m vinyl. Signarama quoted \$3,718.57, and Sign Scientist quoted \$2623.92. Wilson Property Management quoted \$1,000 to prep the signs. Pictures of a test sign prepped by WPM maintenance with the vinyl graphics installed by Sign Scientist were presented to the Board. The Board accepted the Sign Scientist bid, approving a budget of up to \$3700.00 for completion of the street name signs.

The Property Manager presented quotes for the other street signage (Stop, Yield, Pedestrian Crossing, etc...) to be scrubbed with bleach by WPM at a price of approximately \$924.00 + the cost of bleach or to be pressure washed by Vortex for a cost of \$450.00. The Board made a motion for Vortex to pressure wash the signs and the motion was seconded.

The Board also decided that instead of replacing the stop signs with the wooden sand blasted style to replace them with metal signs as they need to be replaced. It was determined that

replacing the stop signs with the metal signs would be more cost effective for the HOA in the long run as the sandblasted signs run approximately \$200 each.

New Business:

Google Fiber: Property Manager met with the Google Fiber project manager on November 14 to discuss the proposed installation of Google Fiber at Avera Place. Installation of Google Fiber would increase property value and would be at no cost to the property owner during initial installation. The Project Manager and Property Manager discussed the importance of full cooperation from all owners to make the process smooth.

Project Manager stated that there would be up to 4 crews on site that could install anywhere between 4-8 units per day. The wiring will be going from a box on the side of the building in to the attic from the soffit. This box is comparable to a box that the cable company has on the side of the building. From the attic, the fiber will be run individually to the units where the fiber will be dropped down in to a closet in the unit. It will be concealed in the closet by a plastic oval covering (similar in size to a door bell cover). From this point, the fiber will be run along seams of the ceiling and wall to an area in the living room. The fiber is easily concealed as it is extremely thin. Once it is in the ceiling above the area where the wall jack is located, it will be fed back in to the attic where it will be fed down the interior of the wall to the fiber jack. Where it enters the attic, it will go through a hole that is capped with a piece that is approximately the size of a nickel that can be painted if necessary. The wiring will then be run down the wall to the Google Fiber wall jack (comparable in size to a telephone jack.) To inform owners of this project, the HOA President suggested that two different letters be drafted: One for owners whose units are managed by WPM and another letter for owners whose units WPM does not manage.

Proposed 2017 Budget Review: HOA Manager reviewed changes that will be made to the 2017 Budget:

- HOA dues for 2017 to remain the same.
- Funds increased for the Sprinkler System line item as there have been some unexpected repairs necessary to the alarm panels due to water damage. To ensure this will not continue to be an issue, the HOA Manager has budgeted for water proof encasements to protect the alarm panels. These fire panels are not an optional item as they are required by Fire Ordinance.
- Additional funds will be going toward grounds, irrigation as well as maintenance on the retention ponds due to the projects that were discussed at the beginning of the meeting.

A motion to approve the budget was made by the HOA President and was seconded by the HOA Secretary.

The next virtual meeting is scheduled for Tuesday, January 17th, 2017 at 12:00pm PT/3:00pm

Official Close of the HOA Meeting

