

Avera Place HOA Meeting September 21st, 2015, 12pm PT/3pm ET

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

Minutes from July 28 meeting approved.

Old Business:

Stop Signs: The painting of stop signs began last week. The signs no longer look washed out. All stop signs will be completed by September 25, 2015.

Gym Equipment: Owners and residents alike were surveyed to determine what fitness equipment would be preferred in the Avera Gym. The final decision is to purchase:

2 treadmills

1 elliptical

1 recumbent bike

The Avera BOD also voted to replace some weights and increase the # available. New dumbbells from 30 lbs to 50 lbs (in 5 lb. increments).

In addition the existing pads on the weight bench and arm curl machine will be repaired. The intention of the Board is to bring the Gym up to the best usable condition possible within budget constraints to continue to add value to our residents/owners. This decision was determined to be a good investment in the community based on now having the security cameras to monitor the equipment and on the number of residents who use the gym. It was decided that if the dumbbells are unlawfully removed again, that they will NOT be replaced. The Board made a motion to purchase these items. Motion was seconded. Michele Maben will provide photos at the next HOA meeting.

Rules & Regulations: This has been tabled until the next meeting. Before the next meeting, a sub-committee consisting of HOA onsite manager and some Board members will meet to work on revising the Rules and Regulations at which point it will be presented to the HOA for approval or further suggestions. Any owners who would like to participate should email Michele Maben. Kim Silverman has requested that the subcommittee submit their draft to the Board for review by October 15th.

New Business:

Storm Water Issues: Jeb Black reported that he is still in the process of working on this, and will know more for the next meeting. Bottom line: We need to budget next year for some expenses to bring these things up to code or to whatever the City ends up agreeing to accept. These are not optional expenses and must be considered for 2016 budget.

How to handle personalization of front/back yards according to HOA standards: It was discussed that the by-laws cover this issue, and that any additions that are made to the outside of any unit falls under the discretion of the HOA's approval. For renters and owners alike this approval would go through Michele Maben, the property manager, and brought to the HOA for approval. All owners must be aware that any modifications that are made with or without Board approval are their responsibility to maintain and/or bring back to original standards:

No unit owner shall cause any improvements or alterations to be made to the exterior of the Condominium (including painting or other decoration, the installation of electrical wiring, television or radio antennae, or any other objects or devices which may protrude through the walls or roof of the Condominium) or in any manner alter the appearance of the exterior portion of any building without the prior written permission of the Executive Board or a duly appointed Architectural Control Committee. No Unit owner shall cause any object to be fixed

to the Common Elements or to any Limited Common Elements (including the location or construction of fences or planting or growing of flowers, trees, shrubs or other vegetation) or in any manner change the appearance of the Common elements or Limited common elements without the prior written permission of the Executive Board or a duly appointed Architectural Control Committee.

Bids for painting multistory building's railings: Michele Maben collected 4 bids for the railings. Jeb Black and Zack Taylor determined that the red beneath the black paint is primer, so primer will not be necessary. Whichever vendor is chosen will need to scrape/sand off old paint before applying a new coat of paint. They also, will need to sand, prime and paint any areas of rust. The paint also needs to be DMP (direct metal paint). Jeb Black assured us that Harrell Painting would include these things in the price quoted, but he could not speak to the others. The largest bid included totally stripping the rails, sanding, applying primer and then paint. Michele Maben will be clarifying these bids for the next meeting.

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| D.A.W.C. LLC | \$8,000.00 – Only painting over what is already there |
| Harrell Painting | \$13,770.00 |
| O'Mara Services, Inc. | \$15,400.00 |
| Blue Hill Painting | \$36,300.00 (to peel, sand, prime & paint all railings) |
| | \$24,200.00 (to peel, sand, prime, and paint top railings only and then clean and paint the rest) – Re-bid, as primer is already in place. |

Landscaping concern: Liriope plants at the two story buildings. We will advise the landscapers to only trim this plant once a year, as it reseeds itself. Jule White has requested that the landscaper evaluate and consider replanting lirope between the steps of buildings which have few or no plants.

The next virtual meeting invitation will be sent out for a meeting to be held in late November/early December. This meeting will include the proposed budget for 2016.

Official HOA meeting closed.