

## **Avera Place HOA Meeting Minutes**

### **January 12<sup>th</sup>, 2016, 1:00pm PT/4:00pm ET**

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

Quorum Established.

### **Old Business:**

**HOA Meeting Minutes on the WPM Website:** Property Manager requested that the HOA minutes be listed in a particular format: mainly that the Declarations and Bylaws be the first two items listed then the HOA minutes listed. Webmaster stated that there was no way to order the site like that as there was no rhyme nor reason to how they were listed once they were entered on to the website. The Webmaster stated that the entire website would need to be re-written in order to make those changes and that she was only able to update the site and not re-write. In speaking with Beth Black of Wilson Property Management, it was determined that this was not a financially feasible option. The HOA decided to leave it as it is.

### **New Business**

#### **Avera Place Aesthetic Issues**

- 1. Trellis:** The climbing vine on the trellis is half dead and no longer is an attribute to the aesthetics of the clubhouse. A vote was put forth, and decided that the trellis and climbing vine should be completely removed. Property Manager will be getting quotes from the landscaping company to fill the empty space left from this removal. This will be addressed at next meeting.
- 2. The Avera Place hours sign:** The sign that lists the Avera Place Office hours located in front of the Clubhouse is faded very badly, and does not have the correct information on it. In its current state it is an eye sore. Property Manager will obtain quotes to get it fixed to present at next meeting.
- 3. Putting Green:** The Putting Green is dirty, and in extreme disrepair. Questions were raised as to what might be put in its place if it was removed entirely, how many residents actually use it, and what might it cost to have it cleaned. It was determined that the

Property Manager will find out if the putting green can be power washed without being shredded and obtain quotes for such work to present at the next meeting.

**Rules and Regulations:** HOA President stated that there needs to be clear objectives when making changes to the rules and regulations, with thought as to how updated rules will be enforced. It was suggested that the version in place, in addition to the revisions that were worked on in late 2015 be combined for the best result. HOA President asked that everyone put forth the top 2 or 3 most important issues that need to be addressed, and work on integrating changes to these issues, as opposed to re-doing the whole document. The issues that were brought forth were as follows:

1. **Automotive issue** – Residents performing maintenance work on their cars, and having multiple cars being worked on.
2. **Trash** – garbage being left outside of dumpsters, trash being discarded randomly around the property (playground, carwash, etc...), and large objects being left at dumpster instead of proper disposal.
3. **Pet waste** – waste not being picked up and disposed of, or the dog waste bags being left outside of waste cans and in other areas around the property.
4. **Noise** – determined not to be an HOA issue. Suggested that noise ordinance information be given to occupants at move in.
5. **Signage** – signs posted in windows of units.
6. **Parking** – addressing issue of residents with multiple vehicles taking visitors spots.
7. **Good Citizenship** – following the rules and regulations of the property, and having respect for each other as neighbors.

These are the issues that were most important amongst those who replied. It was decided that the rules and regulations will be sent out to all the owners in a google document that will allow editing. Two weeks will be given for all owners to review and comment. A revised version will be presented at the next meeting for review.

The next virtual meeting is scheduled for **Monday, March 14<sup>th</sup>, 2016 at 12:00pm PT/3:00pm ET**

Official HOA meeting closed.