

Avera Place HOA Meeting September 13th, 2016

Board members present either in person or by conference call, Kim Silverman, Zack Taylor, Kathie Walker, and Wayne Coplea with Jeb Black, Michele Apple, and PollyAnn Lackey from Wilson Property Management.

Quorum Established.

Old Business:

Dumpsters: Property Manager contacted the Waste Industries Account Manager who stated that the cost for trash service 3 days/week would be \$2894.22/month as compared to the current cost of \$1981.35/month. **The Board requested that the Property Manager find out how much it would cost for 3 dumpsters to be serviced one additional day per week, to find out if it could be done without a contract commitment initially to determine if it would assist with the problem. The Board approved a cost of up to \$300 extra/month.** Kathie Walker seconded the motion.

Cameras at the Dumpsters: The Board approved 3 cameras, up to \$200 to be installed at select dumpsters. Motion made to approve, Zack Taylor seconded the motion. It was determined that these dumpster locations to get cameras would be determined in talking with maintenance on property to determine which dumpsters have the most issue.

Street Name Signs and Street Signs: Estimates for street name sign refurbishment were discussed from two companies: Sign Scientist and Signarama. Property Manager quoted a price of \$2623.92 + \$75/hour labor to remove current vinyl lettering already on signs all street name signs. Signarama quoted \$4400.71 for all street signs to be replaced. This quote only included 18 hours to strip the signs of current lettering.

Street Signs (Pedestrian Crossing, No Thru, Speed Limit, Etc): Cristian Pereyra, who painted the stop signs last spring, quoted \$45/sign to only repaint (for a total of \$990.00) or \$60/sign to remove the decals, repaint the signs and repaint the letters of the sign (for a total of \$1320.00). K. Kane Painting quoted \$65/sign to remove decals and repaint letters on the signs (for a total of \$1430).

In addition, it was brought to the attention of the Board that there are a few Stop Signs on property that are broken. Property Manager stated she is collecting quotes for sandblasted stop signs to replace the damaged signs.

President of the Board requested that Property Manager obtain quotes for these items (and any future quotes) be emailed to the President of the Board so they could be shown in the presentation at future Board meetings for easier comparison and understanding. **This issue of sign refurbishment was tabled until the next meeting.**

New Business:

An owner requested that the topic of the pool season being extended to the end of September be discussed. Property Manager stated the pool currently opens the first weekend of May and closes the weekend after Labor Day. Property Manager stated that the cost to have the pool running was \$295 on "off" season months (January – May and then September - December), while it is \$1687 on months it is open for use (June, July and August). Property Manager offered a suggestion of shifting the pool opening date to the end of May and the closing to the end of September as a way to accommodate those who want to use the pool later in the season. The Board discussed the "typical" pool season for NC and brought up possibly polling residents to determine if they would want the pool to stay open later in to September. Jeb Black stated the cost to keep the pool open would not

support the amount of use for September. **It was determined that no changes to the pool schedule will be made at this time.**

The next virtual meeting is scheduled for Tuesday, November 15th, 2016 at 12:00pm PT/3:00pm ET.

Official HOA meeting closed.