

Avera Place Home Owners Association Meeting Agenda

January 23, 2018 1:00 pm ET/11:00 am PT

Kim approved minutes 1/23/18

Jule Approved 1/24/18

Kathie Approved 1/24/18

Zack Approved 1/24/18

- 1) Call to Order at 1:03 pm Eastern Time.
- 2) Establish Quorum: Zack, Jule, Kathie & Kim plus Wilson: Jeb & Darla
- 3) Minutes approved by BOD online and posted to Avera website at www.wpminc.net
- 4) Old Business:
 - a) Landscaping Contract Decision - Ruppert Contract expired 12/31/17
 - i) 5 bids total. 4 bids other than Ruppert were significantly more expensive!
 - b) Termite Inspections and Booster Treatment
 - i) Booster Treatments started 1/22/17
 - ii) Annual Inspections are included in the termite contract.
 - iii) Owners not managed by Wilson Properties will be contacted for inspections which start next week.
Watch your emails! Someone must be available or give access for inspection to occur.
- 5) Review of Board Meeting Times - Survey
 - a) Survey for amenity upgrades to be sent to owners
 - i) Meeting times
 - ii) Amenity upgrades - putting greens, pool, tennis court, playground, car wash
 - iii) February target date to send survey to owners
- 6) New Business:
 - a) Landscaping – Specific Areas Requiring Attention: Border Edging
 - i) Spill out areas – grass/rock
 - ii) BOD approved landscaping contract renewal with Ruppert and to explore edging options.
(1) Approved by Kathie, Zack, Jule, & Kim
- 7) Pool Repair Bids
 - a) BOD approved bid for American Pool. Kim made the motion, Kathie, Zack & Jule approved.
 - b) Discussion of tile choice including size of tile to use. Kim advocated for standard tile and to ask the pool company for recommendation on sizing.

- 8) Reminder that children are not allowed to damage property - Darla to send blast email to renters and owners and post sign at the mailbox regarding play areas and the proper disposal of pet waste.
- 9) Snow removal - Allowing snow to melt on its own is the recommended approach to prevent snow from being in an ugly pile for days. The accumulation and flat terrain lend itself to a better resolution than trying to remove.
- 10) Next Virtual Board Meetings: Wednesday, March 21, 2018 2 pm Eastern, 11 am Pacific
- 11) Close the official HOA meeting
- 12) State of the Complex –Wilson Properties
 - a) Vacancy stats
 - b) Rental Rates
 - c) Sales Information

Contact Numbers:

Darla Sweeney, Property Manager

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Jeb Black

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Table 1: POOL REPAIRS - Travertine

Vendor	Price	Comments
American Pool	\$18,495	Travertine coping. Ivory. Tile 6X6 and 2X2 Cobalt blue
Hammerhead Pools	\$21,500	
Rising Sun Pools	\$19,355	