

Minutes Approved by BOD:
Kim Silverman 1/10/19
Kathleen Walker 1/10/19
Jule White - 1/9/2019
Ed Heffelfinger - 1/10/2019
Zack Taylor - 1/9/2019

CHANGE OF DATE for next meeting to Tuesday!!!

Tuesday, March 5, 12:00 pm PT/3:00 pm ET

Avera Place HomeOwners Association Meeting Agenda

January 9, 2018 3:00 pm ET/12:00 pm PT

1. Agenda – Kim Silverman
2. Establish Quorum
3. Old Business:
 - a. Update: back of the Clubhouse “freshening up”
 - b. Kim showed photos of gym and women’s restroom painted and looking good.
Project came in under budget!
4. New Business:
 - A. Pool protocol for 2019 Season
 - a. Planning for summer! Michele is proposing that we deactivate all pool cards to eliminate cards out there from former residents and be able to better manage the issues that have occurred at the pool in the past.
 - b. Questions came up about card functionality and how we can track who is using the pool.

- c. All cards would be deactivated, then residents would come to clubhouse to get their card activated **and** sign new pool rules. Activation takes about 30 seconds.
- d. Replacement cards are \$35/card.
 - i. To be continued to next meeting with pool rules discussion

B. Pool Rules

- a. Jule brought up that we don't have Avera Place HOA Pool Rules. Wilson Properties has rules for units managed by Wilson, but not overall.
- b. Ed – Could revise rules or create for HOA. Kim & Jeb agreed we should establish overall Avera Place HOA pool rules. Will be on agenda for next meeting and Wilson pool rules will be distributed prior to the meeting to anyone who requests a copy from Michele.
- c. Ed – recommended posting a sign with # of guests allowed. Kim recommended posting rules once established.
- d. Owner Yumika Forney spoke about the idea of giving each unit X # of arm bands for guests. All guests would be required to wear an arm band while at the pool. Christine suggested arm bands for everyone. Maybe one color for residents and a different color for guests.
- e. Kim recommended Ring motion detector with cloud storage as a potential deterrent. Zack brought up being able to have recognizable photos from the entrance and being able to set cameras for closed hours.
 - i. Questions to research for next meeting:
 1. Pool Rules
 2. Cost of Ring or equivalent including cloud storage
 3. Armbands for residents and guests (generic & #'ed)
Change color each year?

4. Current camera status & functionality
5. What about parties?

C. Community Watch

- a. Ed is working on the community watch program. Ed & Jule are co-chairs for the program. averacommunitywatch@gmail.com has been set up for anyone who would like to participate. He is specifically looking for Block Captains.
 - b. Ed requested funds for community watch signs. Zack made a motion to approve \$100 for community watch signs. Ed seconded. No one opposed.
 - c. Ed is going to be setting up some meetings to get residents involved.
 - d. They will be sending emails and posting signs about community watch.
5. Next Virtual Board Meetings: CHANGE OF DATE!!!
Tuesday, March 5, 12:00 pm PT/3:00 pm ET
6. Close the official HOA meeting (Kim)
 7. State of the Complex –Wilson Properties (Michele)
 - a. Vacancy stats
 - b. Rental Rates
 - c. Sales Information

Contact Numbers:

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