

Approved:
Zack Taylor – 9/25/23
Ed Heffelfinger – 9/25/23
Jule White – 9/25/23
Cathy Gilbert – 9/25/23

Avera Place Home Owners Association Meeting Minutes

May 17, 2023 3:30pm ET/12:30pm PT

1. Agenda – Zack Taylor
2. Establish Quorum – Zack Taylor, Ed Heffelfinger, and Jule White, with Michele Apple from Wilson Property Management
3. Old Business:
 - a. Dumpster Corral Repair – When the dumpster enclosure was damaged by GFL over by 2530 Friedland Place they sent over paperwork that was sent over before their insurance paid out stated that they were not at fault, but Michele Apple did not feel comfortable signing that since a GFL representative came into her office and stated video footage from inside the truck showed that the accident was caused by GFL error. That has been corrected, the paperwork has been signed and sent back to GFL's insurance company and they will mail out the repair payment. Michele Apple is waiting to hear from Daugherty when they will be able to come out to repair the garbage coral, in addition to the other projects.
 - b. Pool Season – The pool opened May 6 and will be open through September 11, 2023. It is already being enjoyed by many residents! For those of you with rentals, please remind your residents to come to the Clubhouse to reactivate their cards. They will need to bring proof of residency and their electronic key card. For the 2023 pool season, the chairs will be out on the deck again and the grill will be on the pool deck for use also.
 - c. Retention Pond Work – The retention pond had some work that needed to be completed so that it would be ready for the annual inspection. At the last meeting we discussed two estimates that had been obtained for work that needed to be completed before the inspections: one from Triangle Pond Management and another from Cardenas Construction. At the last meeting, it was voted that Cardenas Construction would complete the work. They completed the work last

week and the annual storm water device inspections will be completed this week.
Q.: How many retention ponds are there? There are approximately 11 ponds on site. They are mainly located on the perimeter of the property.

- d. Transfer of HOA Monies – When the Executive Board last met, it was discussed how funds in excess of \$250,000 are not FDIC insured. The Executive Board voted to have the funds in the Operating and Reserve accounts divided so that they would have proper FDIC coverage. Jeb Black placed some monies into CDs with Edward Jones. There are four different CDs: a 3 month, a 6 month, a 9 month and a 12-month CD. Three of the CDs are \$50,000, the 12-month CD is \$40,000 and they are earning 3-4% interest. He wanted to have them staggered so they are accessible if needed. Zack Taylor asked if the 3-month CD renews automatically or if there is work that needs to be done to make that happen. Michele Apple stated she would find out and report back.
 - e. Brightview Landscape – Brightview Landscape submitted a bid for a landscape enhancement project to redirect the water run off at the hill beside 2520 Friedland Place. Due to the lack of vegetation at that site, water run-off is deposited directly into the retention pond which can cause the pond to fail inspections due to excessive sediment build-up. Brightview suggested that Love Grass be planted along the hill to help slow the erosion. This estimate was presented to Jeb Black who suggested the Executive Board meet with Brightview to further discuss details of the estimate due to it being vague. It was also suggested that a bid be obtained from Shamrock Water Proofing as they might have a less costly solution.
4. New Business:
- a. Termite Inspections – Annual Termite Inspections are performed annually by Hagan Pest Control. The exterior perimeter of all units are inspected for evidence of termites and units that have garages also have the interior perimeter of the garages inspected. These inspections are to start next week. Notification will be distributed via email and notices placed at doors.
 - b. Sprinkler Head Replacements – The Fire Marshal requires an interior inspection of all buildings with Sprinkler systems annually. During the last inspection, there were several sprinkler heads identified as needing replacement due to being

painted over or other observable damage. To bring the property back into compliance with the City Fire Code, Unifour will be on site May 23 to complete the necessary repairs. There will be 2 technicians from Unifour working to complete the repairs and they anticipate it will only take one day.

- c. Executive Board Elections in July – There will be 3 seats open for election. The following Executive Board members' terms will be up: Zack Taylor, Jule White and Kathryn Waite. If you are interested in running for the Executive Board, or if you would like to nominate someone to run for the Executive Board, please let Michele Apple know. Anyone running will be running for a seat and once the election has been finalized, the Executive Board members will gather to assign positions. If you are interested in running, please submit a small write up to Michele Apple introducing yourself and stating why you would like to be on the Executive Board so that it can be mailed out with the Annual Meeting Announcement and presented online during the annual meeting. Please submit this to Michele Apple no later than June 5, 2023.

d. Questions:

- i. Will the carwash be re-opened? At this time, there are no plans to re-open the carwash. The cost to keep it open outweighed the benefit of having it open.
- ii. Are any of the current Executive Board Members running again? All HOA members are encouraged to run or let Michele Apple know if you are interested in helping in any way.
- iii. Is there a way to alert Fed-Ex that they are delivering to the wrong addresses still? Due to the many branches of Fed-Ex, this is not necessarily something that can be done, but please note that if you or your resident are expecting a package and it has not arrived at your door, you may want to check the Clubhouse shelves in the event it was turned in by the resident at the address it was misdelivered to. The only carrier that delivers to the Clubhouse is the United States Postal Service (USPS) and that is only for packages that are for two and three story buildings.

5. Future Meetings:

1. Executive Board Meeting: June 21, 2023, 3:30pm
2. HOA Annual Meeting: July 12, 2023, 3:30pm
6. Close the official HOA meeting (Zack)
7. State of the Complex –Wilson Properties (Michele)
 - a. Vacancy stats
 - b. Rental Rates
 - c. Sales Information

Contact Information:

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