

The regular bimonthly meeting of the unit owners of the Avera Place Homeowners' Association was held on November 18, 2024 at 5:30pm via a Zoom call with Vice President, Ed Heffelfinger presiding as chair and Secretary, Jule White present.

1. The meeting was called to order by Ed Heffelfinger at 5:30pm.
2. Quorum was established with 3 members present: Vice President, Ed Heffelfinger; Treasurer, Teresa (Teri) Murray, and Secretary, Jule White. Member at Large, Zach Taylor joined the meeting. President, Suzanne Martin absent.
3. Ed Heffelfinger welcomed those in attendance. Owners were reminded that **NO PARKING, TOWING ENFORCED** signs will be installed on a section of Involute Place and a section of Clubhaven Place to improve access for emergency vehicles. The intersection at Friedland and Centway will become a four way stop to improve safety. The board requests that owners verify the age of their hot water tanks. If a hot water tank is older than 10 years it should be replaced. The deductible for any insurance claim is currently \$10,000.
4. The 2025 budget was reviewed with a focus on the cost of roof replacements. In addition to operating budget funds, money will be taken from reserves to complete 15 additional red roofs. Owners were encouraged to read the reserve study, CTI roof assessment, and balance sheet to better understand current financial needs of the Avera Place Homeowners Association. The board will begin deliberations in December 2024 to make decisions about how to finance the cost of the remaining 40 roofs based on reserve study recommendations.
5. Homeowners' dues will increase in 2025. The budget will be mailed to owners in December accompanied by a letter indicating the dues increase for 2025 and a letter explaining how roof replacements will be funded in 2025.
6. Ed Heffelfinger made a motion to adjourn the meeting at 6:32pm. Jule White seconded the motion.

Documents e-mailed to owners prior to meeting:

1. Agenda
2. 2025 Budget
3. Letter from Executive Board with budget explanation
4. Reserve Study
5. CTI Roof Assessment
6. Balance Sheet