

The regular bimonthly meeting of the unit owners of the Avera Place Homeowners Association was held on March 11, 2025 at 5:40pm via a Zoom call with President, Ed Heffelfinger presiding as chair and Secretary, Jule White present.

I. Meeting called to order at 5:40pm by Ed Heffelfinger, President.

II. Quorum established with four board members present: President, Ed Heffelfinger; Secretary, Jule White, Treasurer, Terri Murray, and Zack Taylor, Member at Large. The Vice Presidency remains vacant. Crystal Lynn, WPM HOA Manager in attendance.

III. Minutes from January 14, 2025 meeting reviewed. Zack Taylor made a motion to approve the minutes and Terri Murray seconded the motion. All in favor.

#### IV. General Reminders

- a. Cat litter should be placed in a bag and disposed of in the trash.
- b. COLD charcoal ashes should be bagged and placed in the trash.
- c. Hot water tanks over 10 years of age should be replaced. If damage occurs the insurance deductible is \$10,000 per incident.
- d. Rental owners advertising on Airbnb will be fined.

V. A handicapped pool lift will be installed by opening day of pool.

VI. Pressure washing of buildings and gutter cleaning will be done this spring. A memo will be sent to owners and residents at the time the work is to be done.

VII. Roof replacements for four additional red roofs have been completed.

VIII. President's report – Ed Heffelfinger

IX. Treasurer's Report – Terri Murray

1. Owners were referred to the 1/31/25 Balance Sheet

X. Secretary's Report – Jule White

1. Next Unit Owner's Meeting is May 13, 2025 at 5:30pm.
2. A vacancy remains on the board. Owners are encouraged to consider volunteering their time.

XI. Old Business

1. Paying for roof replacements
  - a. Zack Taylor encouraged owners to read the reserve study report.

XII. The meeting was adjourned at 6:10pm.

Approved April 15, 2025 in Executive Board Meeting