

The regular bimonthly meeting of the unit owners of the Avera Place Homeowners' Association was held on January 14, 2025 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 board members present; Vice President, Ed Heffelfinger, Secretary, Jule White, and Member at Large, Zach Taylor. Terri Murray, Treasurer absent due to illness. Crystal Lynn, HOA manager in attendance.
3. Crystal reviewed the current policy on architectural standards for the installation of fences at Avera Place.
4. Ed Heffelfinger reviewed the present status of roofs that have been replaced and future plans for 2025.
5. Jule White reviewed the current policy on payment of monthly dues and the delinquency process. Owners were reminded of the need to pay dues on time so the HOA can pay bills in a timely fashion.
6. Jule White reported the minutes for September and November were available on the WPM website. Minutes for future Unit Owners' meetings will be approved at a Board meeting the following month and posted online at that time. Unit owners asked that the meetings remain at 5:30pm. The next Unit Owners Meeting is March 11, 2025 at 5:30.
7. Zach Taylor indicated money is available to replace the 15 roofs in 2025 which were designated as most in need based on CTI roof assessment in 2023. He led a discussion on the need for a special assessment to replace the remaining 40 roofs.

#### Owner Concerns

- a. Owners expressed concern about the recommendations stated in the Reserve Study Executive Summary from Giles and Flythe. Owners stated that requiring both an increase in monthly dues and an additional special assessment would be a financial burden for many home owners.
- b. Owners expressed concern about the cost of replacing roofs. Board members explained a three bid process had been followed and CTI's bid had been most competitive.
- c. Owners questioned if the yellow and green roofs could be replaced over a longer period of time.

#### Board Response

- a. Board members stated that dues would not be increased annually to cover roof replacements. A decision was made to reevaluate the recommendations from Giles and Flythe to determine if there were less aggressive alternatives.

8. Ed Heffelfinger adjourned the meeting at 6:22pm.

#### **Attachments sent to owners prior to meeting:**

Balance sheet for December 2024

Architectural Standards for Fencing

Roof Replacements

Monthly Dues and Delinquency Process

Reserve Study - page 4 Executive Summary

Declarations, Section XXIV, pps 20-25; Assessments, Liability, Lien and Enforcement