

**AVERY PARK HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTOR'S MEETING MINUTES**

5/20/24

ZOOM.US MEETING ID 862 3224 8887 CALL IN NUMBER

ATTENDANCE

Directors:

JD Thoms, Tony Dossett, Mark Erickson, Ed Maggard, Trudy Brown

- Ashley Roghelia, Erin Pollock

Committee Chairs:

- ARB: Kelly Thomas
- Clock & Entry Gate: Ralph Waterhouse
- Grounds: Scott Meister
- Retention Pond: Garrett Chapman
- Pool: Mark Erickson
- Fence/Gazebo/Playground: Josh Hogan/Chris Walters
- Social & Welcome: Caroline Burchett
- Newsletter: Ed Maggard
- Website: Brad Carlson
- Covenant Compliance

Homeowners:

Dawn Tinder	Amy Erickson
Rebekah Dossett	Kari Maggard
Harry Timmons	Linda Timmons
Pam Thoms	Bev Brown
Heather Miller	Michele Marino
Brad Carlson	Scott Meister
Maria Sandison	John Thomson
Bill Rinaldi	Mary Rinaldi
Cheryl Winters (Zoom)	Lou Eyeran (Zoom)
Caroline Burchett (Zoom)	Christina Higley (Zoom)
Bryn Higley (Zoom)	Bruno Mangiarelli (Zoom)
John Tracey (Zoom)	

MEETING MINUTES

JD Thoms called the quorum order at 7:02pm

Approval of 4/15/24 minutes – Mark Erickson motioned to approve the April Minutes with the addition of Bill Prendergast in attendance. Tony Dossett seconded the motion; all in favor, motion passed unanimously.

Approval of 1/15/24 minutes – Tony motioned to approve with corrections. JD seconded the motion; all in favor, motion passed unanimously.

FINANCIAL REPORT

Financial report for the period ending 4/30/24 prepared by Top Notch presented by Mark Erickson. Year to date we should be significantly under budget in the operating account at this time as actual expenses for projects later in the year are building monthly and no expense has occurred yet, the gap will close as we complete projects. Tony motioned to approve the April financials. JD seconded the motion; all in favor, motion passed unanimously.

COMMITTEE REPORTS

ARB: Heather Miller stated there is a current paver request to review and they are reviewing paint colors for the community. ARB meetings going forward will be at 6:15pm prior to the HOA meeting.

CLOCK & ENTRY GATE: Ralph Waterhouse not present.

GROUNDS: Scott Meister stated grounds are good. The landscapers did the front entrance flower exchange and it looks pretty good.

RETENTION POND: Not Present. JD Thoms stated that Garrett Chapman and Michael & Lynette Swigart maintain the pond every Sunday. Mark stated that there was a lot of trash in the pond last week after the first real rain. Everything that was in the drains was pushed out due to the heavy rain. Neighbors helped to clean out the pond.

POOL: Mark stated that the new pool light was installed (this replaced the light that was pried out last year). The cabana will be painted soon. A committee has picked paint colors. Re-strapping of the lounges is taking place. Six chairs are currently being worked on. When they are returned, the remaining six will be re-strapped. Residents may have to bring a beach chair to the pool until all chairs are returned. In the fall, the inside of the restrooms will be painted. New cabana restroom cleaning company is doing a good job.

FENCE/GAZEBO/PLAYGROUND: Josh Hogan and Chris Walters not present.

SOCIAL & WELCOME: Caroline Burchett reported that we have new residents but have not received an email from Top Notch with the info. She would like to have a social event in June or July. She is thinking of bringing an ice cream truck to the neighborhood. Caroline spoke with the owner and the items to choose from would be in the \$5-\$7 range. There is a \$75 fee to come out; minimum of \$150 for an hour. She would like to have an ice cream social at the pool on a Saturday afternoon. Cost would probably be around \$500. Last food truck in the Fall was well received by neighbors and cost \$700. Remaining social budget is \$1766.35. In addition, Caroline would like to potentially have another food truck later in the year as it is a great way to get everyone together. Mark proposed a budget of \$750. JD motioned to approve. Tony seconded the motion; all in favor, motion passed unanimously.

NEWSLETTER: Ed Maggard stated that it is complete and transferred to a flash drive that he gave to Top Notch at the meeting.

WEBSITE: Brad Carlson stated there was nothing to report.

COVENANT COMPLIANCE: Board will review outstanding violations and get back to Ashley Roghelia with recommendations.

OLD BUSINESS

STORM DRAIN REPAIRS (update): Mark stated that Nu-Pipe supplied a video of the drains (taken after repairs) for review. Originally, Nu-Pipe proposed that we needed 4 rebuilds of the drain sidewalls when actually we only needed 3 rebuilds which saved \$2800. The additional expense of more grout (\$7200) was money well spent.

PICKLEBALL COURTS: Mark stated the project was tabled at the last meeting.

RETAINING WALL PLANT GROWTH: JD stated that the landscaper came out to address the plant growth. There are a few spots where we have to have work done over the fence. Mark stated we need to approve one of 3 proposals for tree removal and stump grinding. Earthtones (our landscaper) has a guy that does this, proposal \$1100. Budget Tree's proposal is \$1000. Your Tree's (who is an arborist) proposal is \$1500. Three trees need to be addressed and we want to use a company that has proper equipment so nothing will be dropped and crush the fence. Retaining wall may need heavier equipment to complete work as there is an 8ft. drop behind the wall. We will have to open other sections of the fence because

of leaning trees which are bowing the fencing. Mark motioned to select the Budget Tree. Tony seconded the motion; all in favor, motion passed unanimously. We will let the tree company know tomorrow so we get on their schedule ASAP.

FENCE DAMAGE: The first time, fence damage was caused by kids with rocks/baseball bats that put holes in the vinyl fencing (located at the end of the streets). Now, another section has a series of small holes caused by either a BB gun or rocks. Mark stated that fence sections cost approximately \$500. An option would be to flip panels and pressure wash because the holes do not go all the way through the fence. We can see if that works. Mark also is able to replace up to 8 panels. The community needs to stop the vandalism. We need to bring in a professional to do it all including posts, section over stump, and post caps. Fence post repair by a neighbor was very admirable; was done to protect children from getting injured on sharp edges. A resident suggested that we ask homeowners close to vandalism if it was caught on video. Another resident suggested the board get a ring camera to focus on the fence for neighbors close to the damaged section.

2024 RESERVE SPENDING: Mark stated that the reserve study is always in play (\$4500 actual spending). Painting bids for cabana, entrance, and clock tower came in between \$3200 and \$4900. Paint color has been approved. Tony proposed a motion to approve \$5400 for this area. JD seconded the motion; all in favor, motion passed unanimously.

Pool Furniture Restrap: In progress as stated previously.

NEW BUSINESS

POOL LIGHT FIXTURE & INSTALLATION INVOICE: Pool light installation was \$720. Tony motioned to approve payment. JD seconded motion; all in favor, motion passed unanimously.

ROADWAY REPAIRS: Mark stated that \$55,200 was budgeted last year to do reseal and patch work on roads. A bid came in significantly below that cost. Mainly the alley areas are where the roads need repair. The alley skim coat is deteriorating mostly from standing water.

GAZEBO REPAIRS: We added \$2000 to that line item in the operating budget for 2024. Heroes Facility Services submitted a proposal to perform entire gazebo repairs and repainting for \$755.60. Board suggests the excess money in budget line items will be used for landscaping around the gazebo. Mark motioned to

accept Hero's proposal. Ed seconded the motion; all in favor, motion passed unanimously.

NEW Nu-Pipe PROPOSAL: Mark stated that Nu-Pipe submitted a proposal for an additional repair. Review of the video showed that there was a waterspout under a drain pipe due to water pressure. This was not noted in the original proposal. We are not sure if it was there prior to the work or if it developed afterwards. Original storm drain project is complete and paid for. Nu-Pipe proposal for leak repair between 208 Burgess and 118 Avery Lake; they will be injecting expandable grout and that should stop leak. SIPP-S will make pipe “new” again. Nu-Pipe waived their mobilization fee. Cost would be \$3162.50 to finish up last of the deficiencies. We knew we had a chance to see something new develop. After reviewing the videos, we want it all done right. Cost for the total project would go from \$99K to \$102K. Nu-Pipe team members would actually physically go into the drains. Trudy motioned to approve new Nu-Pipe proposal. JD seconded motion; all in favor, motion passed unanimously.

SPECIAL ACCOMODATIONS PROCEDURE: A new procedure will be put in place because the community has incurred significant legal fees because of a complaint filed with the state by a resident. A form will have to be submitted to the board/Top Notch with proper documentation so that we know what special accommodations are needed. Subsequent to review of submission, the board will put special accommodations in place for said resident. We are a reasonable board; tell us what you need and how we can help. Trudy motioned to approve this new procedure. Ed seconded the motion; all in favor, motion passed unanimously.

NEW BOD MEMBER CERTIFICATION CLASS: Top Notch will provide info on classes that new board members need to attend to received certification.

EMAILS REQUESTING ACTIONS PROCESS: Mark stated that we continue to receive emails from residents with concerns for follow-up and actions that may need to be taken. Due to the amount of emails, the board is suggesting that a new email response be put in place for the community to voice their concerns. The concern would be included in an email response and suggesting it to be put on the agenda for the next meeting. The timing of these email responses will dictate how quickly the concern will appear on the BOD monthly meeting agenda. In addition, said resident will be asked to attend the meeting either in person or by Zoom so that they can voice their concerns in front of the community so that we have transparency. JD motions to approve this procedure. Tony/Trudy seconded the motion; all in favor, motion passed unanimously.

FACEBOOK –AVERY PARK NEIGHBORS MAILER: JD showed the residents present at the meeting the mailer received by a number of Avery Park residents. Mark stated that to date we only have one Facebook page which is the Avery Park Social Events. The previous resident Facebook page (which was in place for a number of years) was shut down because of the negative way in which the Admins were treated by some residents. There was also an Avery Park Cares site which was set up by a resident but not sanctioned by the HOA. The Admin on the new site Avery Park Neighbors (Amanda Avery) is not a known resident of Avery Park. When a resident asked the Admin of the Avery Park Neighbors site who they were, they received a response that “Amanda Avery” did not want to disclose “her” identity. Buyer Beware: if you do not recognize the name of an Admin as a resident on your alleged neighborhood site, it is probably not a good idea to join that group.

OPEN DISCUSSION

Lou Eyerman wanted to know why the “new” leak in the drains wasn’t found when the job was done. Mark stated that we were not sure if it was there prior to the work or if it developed afterwards. See New Nu-Pipe Proposal above.

Cheryl Winters stated that at the time of Avery Park construction: Morrison was the vertical builder and Cahill was the grounds construction.

Michele Marino wanted to thank the board for getting the recycling pickup moved to the back of the houses.

Bruno Mangiarelli was concerned about water in the drains between 133 Avery Lake and 400 Park Lake. Mark stated that Nu-Pipe will check the issue when they come back and it will be added to old business.

NEXT MEETING: Monday, June 16th, 2024

ADJOURNMENT

Motion to adjourn meeting at 9:05pm by JD; motion seconded by Tony. All in favor, motion passed unanimously.