

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

6/17/24

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:

Linda Timmons	Mary Jo Klausung
Michele Marino	Heather Miller
Rebekah Dossett	John Tracy
Kathy Tracy	Jean Versino
Brad Carlson	Gary Oroian
Pam Thoms	Bev Brown
Bill Rinaldi	Mary Rinaldi
Kari Maggard	Amy Erickson
Caroline Burchett	Nancy O'Neal (Zoom)
Steve Sanger (Zoom)	

MEETING MINUTES

JD Thoms called the quorum order at 7:01pm.

Approval of 5/20/24 minutes – JD Thoms motioned to approve the May Minutes with the clarification per Tony Dossett that the HOA does not have a Facebook page but only a Social Page managed by Caroline Burchett. Mark Erickson seconded the motion; all in favor, motion passed unanimously.

New MIA/POW Flag – Provided by Michele Marino in memory of a relative who went missing in 1967.

FINANCIAL REPORT

Financial report for the period ending 5/31/24 prepared by Top Notch presented by Mark Erickson. Our Operating Account has \$34,134.24 and the Reserve Account has \$324,782.48. Year to date we are operating under budget. HOA received income from recent home sales. Tony motioned to approve the May financials. JD seconded the motion; all in favor, motion passed unanimously.

COMMITTEE REPORTS

ARB: Heather Miller stated that a resident request for a new roof has been approved. Mark requested that any vendor supplies left for on-going jobs coordinate with the upcoming road project.

CLOCK & ENTRY GATE: Ralph Waterhouse not present.

GROUNDS: Scott Meister not present.

RETENTION POND: Not Present. JD stated that Garrett Chapman and Michael & Lynette Swigart maintain the pond every Sunday/all the time.

POOL: Mark stated that we have three current bids to paint cabana, inside bathrooms, and entry area/clock tower. The women's restroom timer needs replacement. Pool gate not closing; temporary fix is a bungee cord until hinges can be replaced. We paid for a new license so pool inspection will be coming soon. There is a hole in the pebble tech surface which the pool guy is going to fix.

FENCE/GAZEBO/PLAYGROUND: Josh Hogan and Chris Walters not present. Mark stated that he went shopping for fence supplies: new rail (\$8.96) to install where stump was (stump was ground on 6/17/24) and 24 fence post caps (\$1.12 each). Mark installed 17 post caps and extra are in the pool supply room. Mark

requested reimbursement (\$35.84). Tony motioned to approve; JD seconded. All in favor, motion passed unanimously.

Mark stated repairs on the gazebo are complete and awaiting painting. Still working on cupola. Project will come under budget.

SOCIAL & WELCOME: Caroline Burchett reported that she presented a welcome basket to 318 Balfour. The ice cream truck will be at the pool rain or shine on Saturday, 6/22/24 rain or shine. No 4th of July event is planned.

NEWSLETTER: Ed Maggard stated that the newsletter file is too big (due to added pictures) and needs to be reworked. Will get completed by Thursday.

WEBSITE: Brad Carlson stated there was nothing to report.

COVENANT COMPLIANCE: There is currently one home of concern. Homeowner called and asked for a 30 day extension.

OLD BUSINESS

STORM DRAIN REPAIRS (update): Mark stated that the project is almost done. There is one area for NuPipe to work on between Balfour and Burgess near 202 Burgess. This will possibly occur on either 6/26/24 or 7/1/24. Another area of concern is between 133 Avery Lake and 400 Park Lake. There is a hump caused by over grouting that Nu-Pipe will look at when they come. Roads will be addressed next.

RETAINING WALL PLANT GROWTH: JD stated that the stump grinding was finished today (6/17/24). We are getting debris cleaned up along the wall in the back. This is likely to be a yearly project for growth growing into the wall.

FENCE DAMAGE: Mark stated that he cleaned up the panels in the fence. Panels damaged by rocks/BBs will be cleaned and reversed. Looking into a solution for the part of the fence where the blue panel is. Will try to install a panel cut around the tree root so the fence looks more finished.

2024 RESERVE SPENDING:

Streets – We have received four proposals to repair and seal coat our roads. Proposals came in between \$22k and \$30k. Reserve budget is \$55,200 and excess will go to the future milling. Roads were last done in 2016. Water pooling in access driveways is sometimes caused by resident’s sprinklers being on beyond the limitations put on by the city. We are only allowed to use sprinklers two days per week and some residents are watering every day. Tony motioned to accept ABC Paving bid; Ed seconded the motion. Trudy Brown requested an amendment be made to consider two bids – ABC Paving and Pothole Heroes. Both vendors would come back out and rewalk development; we will reevaluate bids at that time. Trudy motioned to add Pothole Heroes bid for consideration. JD seconded motion. All in favor, motion passed unanimously.

Cabana & Entry/Gate/Clock Repaint – Received three proposals all under budget. Tony motioned to select Superior Painting for the \$4600 bid. Ed seconded motion. All in favor; motion passed unanimously.

Loungers – Complete and under budget.

Storm Drains – Near completion.

Fence and Walls – In progress. The tree company worked on what was above the wall. We have not been happy with the management response from Budget Tree Service. Mark proposed to work with our regular landscaper to take care of the “tree arms”, fix rails, and repair the solid wall fence. The project will require \$2,000. Tony motioned to fund project; Trudy seconded motion. All in favor, motion passed unanimously.

Gazebo Repairs – In progress, awaiting painting.

NEW BUSINESS

Vinyl Fence: The vinyl fence is bulging from trees behind the fence. We need to flip and pressure wash damaged panels. Mark stated that they are hoping to get the project approved to get “tree arms” pressing against the fence trimmed so the fence doesn’t bulge.

Road Milling: Scheduled for 2029. Scheduling asphalt repairs and seal coat as a solution to extend road life to 2029. There are issues with asphalt mainly in access driveways. We have received four proposals. Seal coat was not done last year because drains were the priority. We have \$185,455 in reserve for this project. By having the asphalt repairs and seal coat done now, it will give us the time needed to accumulate the extra \$80,000 for the milling so we don't have to do a special assessment. All 4 vendors are comfortable that the seal coating would hold until the milling is done in 2029. John Tracy requested to be part of the walk through with chosen vendors. The board is trying to be fiscally responsible. Road repairs are not cheap when you have rear garages. Asphalt issues in access driveways have not seemed to have affected home sales.

OPEN DISCUSSION

Linda Timmons asked about refrigerator access to the pool storage room. Mark and Tony stated that the fridge is for HOA event use only. It is not a club house; it is just a storage room. Previously kids had access and were going in and out of the room which is a liability. Only the Board, Social Committee, County, cleaners, and Top Notch have the code.

NEXT MEETING: Monday, July 15th, 2024

ADJOURNMENT

Motion to adjourn meeting at 8:43pm by Tony; motion seconded by JD. All in favor, motion passed unanimously.