

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

7/15/24

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:

Gary Oroian	John Tracy
Marie Sandison	John Thomson
Harry Timmons	Linda Timmons
Bill Rinaldi	Mary Rinaldi
Jean Versino	Scott Meister
Bev Brown	Rebekah Dossett
Kari Maggard	Caroline Burchett
Nancy O'Neal (Zoom)	Brad Carlson (Zoom)
Christina Higley (Zoom)	Bryn Higley (Zoom)
Lou Eyermann (Zoom)	

MEETING MINUTES

JD Thoms called the quorum order at 7:00pm.

Approval of 6/17/24 minutes – Tony Dossett motioned to approve the June Minutes. Mark Erickson seconded the motion; all in favor, motion passed unanimously.

FINANCIAL REPORT

Financial report for the period ending 6/30/24 prepared by Top Notch presented by Mark Erickson. Our Operating Account has \$29,063.70 and the Reserve Account has \$330,485.95. Year to date we are operating under budget. HOA received income from three new home sales. JD motioned to approve the June financials. Tony seconded the motion; all in favor, motion passed unanimously.

COMMITTEE REPORTS

ARB: Gary Oroian stated that a resident request for windows has been approved. A resident request for windows has also been approved.

CLOCK & ENTRY GATE: Ralph Waterhouse not present. Tony stated that the pedestrian door on the exit gate side is sticking. Repair service will be ordered before school starts.

GROUNDS: Scott Meister stated that there are no new updates. He noted that the front flowers are blooming nicely.

RETENTION POND: Garrett Chapman not present.

POOL: Mark stated that supposedly the cabana painting will start this week. The Ladies' Room timer is not shutting off and also the toilet flapper needs to be replaced. Hinges on the gate were replaced by Rebekah and Tony Dossett but they need adjustment. Pool inspection should happen soon as we have recently paid for the license. Patch on the pool bottom has been done and looks good. There was a large party and the pool on Friday. They cleaned up and will get their deposit back. Rebekah stated that the gate hinges cost \$76.65. JD motioned to reimburse the Dossetts for the hinges. Trudy Brown seconded the motion. All in favor; motion passed unanimously.

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

SOCIAL & WELCOME: Caroline Burchett reported that she presented a welcome basket to 307 Balfour, 410 Park Lake, and 203 Burgess. There is \$1,193 left in the budget.

NEWSLETTER: Ed Maggard stated that another newsletter will come out in September.

WEBSITE: Brad Carlson stated there was nothing to report.

COVENANT COMPLIANCE: There is one home that is on final notice for violation. Tony motioned that it be sent to the Fining Committee. JD seconded the motion. All in favor; motion passed unanimously.

OLD BUSINESS

STORM DRAIN REPAIRS (update): Mark stated that the project complete and payment check cut. ABC Paving and Pothole Heroes each gave us a bid to repair the hump in the road between 133 Avery Lake and 400 Park Lake (quotes came in between \$400 & \$500). This was caused by too much expanding grout installed by NuPipe. NuPipe gave us a \$450 credit to fix this issue. NuPipe was a pleasure to work with and we will be calling them regularly for inspections.

FENCE DAMAGE: JD stated that Mark cleaned up the panels. They then flipped and reinstalled them. JD and Mark also put the fence back together where the stump was removed. The broken posts are a reserve expense. Three posts have been clipped by trucks and need replacement. Top Notch will call and schedule a company to replace posts.

2024 RESERVE SPENDING:

Streets – Revised proposals to repair/seal coat streets and alleys came in between \$24K and \$30K (Reserve Budget was \$55,200). Reserve study seems to be on the high side as all bids for 2 seal coats came in under \$35K. John Tracy and Trudy walked the property again with the two selected vendors (ABC Paving and Pothole Heroes). Both vendors agreed that the seal coat should take us to the 2029 milling project. Trudy motioned to accept the Pothole Heroes bid with the option for three extra patches at a cost of \$25,640. Mark seconded the motion. All in favor; motion passed unanimously.

Cabana & Entry/Gate/Clock Repaint – Repaint will be done this month by Superior at a cost of \$4600 (Reserve Budget was \$5200).

Pool Loungers re-strap – Complete at a cost of \$1261.30 (Reserve Budget was \$4500).

Storm Drains pipe rehabilitation – Completed at a total cost of \$102,672 (Reserve Budget was \$111,000).

Fence and Walls – In progress. Plants and trees completed, cost was \$2,200. Vinyl fence repair TBD.

Gazebo Repairs – Completed at a cost of \$750. Will use some of the difference from the \$2K that was budgeted for new landscaping surrounding gazebo. Getting a quote from Earthtones.

New BOD members certification class - Trudy is scheduled for 7/31/24 class. Ed Maggard will be scheduling.

Vinyl Fence - North side from 320 Balfour to 221 Burgess; initial spending approved and awaiting date from Earthtones. Already have 8 new panels for the fence.

NEW BUSINESS

Committee member participation: Need to do polling for continued interest/participation or desire to resign. Some members have not participated in meetings.

Sidewalk shaving/repairs: Needed to reduce trip hazards. Have to compile a list of places where sidewalks have to be taken out and repounded. Tony will take the lead on this project.

OPEN DISCUSSION

Residents discussed having the milling done now as opposed to waiting until 2029. This would leave the reserves very lean. Would need to canvas the community and get $\frac{2}{3}$ approval to get an assessment. At what point does Avery Park become unattractive.

Residents also discussed the duck problem and possible signage. Ed will add to the newsletter.

NEXT MEETING: Monday, August 19th, 2024

ADJOURNMENT

Motion to adjourn meeting at 8:20pm by Tony; motion seconded by JD. All in favor, motion passed unanimously.