

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

8/19/24

ZOOM.US MEETING ID 862 3224 8887 CALL IN NUMBER

ATTENDANCE

Directors:

JD Thoms, Tony Dossett (Zoom), Mark Erickson, 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:

Kelly Thomas	Gary Oroian
Heather Miller	Sam Miller
Maria Sandison	John Thomson
Scott Meister	Pam Thoms
Bev Brown	Phil Karr
Dawn Tinder	Caroline Burchett
Brad Carlson	Amy Erickson
Bruno Mangiarelli	Lara Mangiarelli
Christina Higley	Bryn Higley
Hans Bucheli	Chad Thomas
Linda Timmons (Zoom)	Lou Eyermann (Zoom)
Cheryl Winter (Zoom)	John Tracy (Zoom)
Justin Nescott (Zoom)	Nancy O'Neal (Zoom)
Rebekah Dossett (Zoom)	

MEETING MINUTES

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

Approval of 7/15/24 minutes – Mark Erickson motioned to approve the July Minutes. Trudy Brown seconded the motion; all in favor, motion passed unanimously.

FINANCIAL REPORT

Financial report for the period ending 7/31/24 prepared by Top Notch presented by Mark Erickson. Our Operating Account has \$54,561.72 and the Reserve Account has \$322,270.57. Year to date we are operating under budget. HOA received income from three new home sales in July. NuPipe project paid off. \$1K for Budget Tree project. Trudy motioned to approve the July financials. JD seconded the motion; all in favor, motion passed unanimously.

COMMITTEE REPORTS

ARB: Kelly Thomas stated that there were 6 resident requests to approve. All requests were approved by the ARB Committee.

CLOCK & ENTRY GATE: Ralph Waterhouse not present. Mark Erickson stated that both the clock and entry gates are working. Both are presently getting painted.

GROUNDS: Scott Meister stated that there is nothing to report.

RETENTION POND: Garrett Chapman not present.

POOL: Mark stated that the cabana painting looks nice. The bathrooms need a little extra cure time. He is very happy with the painting. Pool is running okay. Tony Dossett stated that during the cabana cleaning, two lights were damaged. Tony replaced the two damaged lights (\$62.58), signs on the doors (\$10.69), and hinges on the gate (\$75.65 which he was never reimbursed for in July). Tony requested that he be reimbursed for the cost of above stated supplies in the amount of \$148.92. Mark motioned to reimburse Tony \$148.92 for the above stated supplies. JD 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 415 Park Lake. She also stated that she is all out of pedestrian keys. Top Notch will supply keys to her. Caroline requested that the board approve a porch sale for a Saturday morning in October; either 10/19 or 10/26. It will be from 9am until 1pm. She requested that gates be open for the event and that banner be hung. Board approved unanimously. Date to be determined.

NEWSLETTER: Ed Maggard not present.

WEBSITE: Brad Carlson stated there was nothing to report.

COVENANT COMPLIANCE: Nothing to report. Only friendly reminders. If you receive a notice for sod replacement, ask for an extension as there seems to be a chinch bug issue in the neighborhood.

OLD BUSINESS

2024 RESERVE SPENDING:

PAINTING: Mark stated that the painting of the Clock Tower is being done, they are working on the bands. Paint trailer will be out by tomorrow. Painting came in at \$4,600 (which is \$600 under reserve study). Painting selection committee was made up of Ed & Kari Maggard and Rebekah Dossett.

SEAL COATING: Mark stated the seal coating project has started. Cost of \$25,640. Map has been sent to the community. Will be doing half the entry road at a time.

FENCE POSTS: Mark stated that he found a vendor to remove the damaged posts from the north wall.

NEW BUSINESS

Fence Damage Quote: Mark stated that he received a quote for \$560 for materials and labor to replace 4 posts. Mark motion to approve this quote. Tony seconded motion. All in favor; motion passed unanimously.

Adult Progressive Dinner: Dawn Tinder proposed that the neighborhood plan an adult progressive dinner for National Neighbor Day, September 28th. Residents would volunteer to host a course (appetizer, salad, dinner, dessert) and groups of 4 or 5 couples go from house to house for a course. If you don't want to host you could co-host or sign up and contribute food.

ARB Request 429 Park Lake: The board reviewed the ARB request. Mark motioned to approve the ARB request for 429. Trudy seconded the motion. All in favor; motion passed unanimously.

Homeowner Request - Suggestions for BOD actions to protect FL homeowners rights; Suggestion for Newsletter inclusion/or blast email to community about driving courtesy and property respect; Dog urination on members properties and how might we reasonable address this concern:

Lou Eyermann stated that he is taking out the grass on his alley and replacing it with mulch. He also suggested that residents don't drive on people's properties, especially corner/end houses. Also, he suggested that residents not let their dog's urinate on other people's property.

OPEN DISCUSSION

Resident on Balfour stated that he did not receive mail today and asked how long it would be held. Mark stated that anyone who did not receive mail due to seal coating on their street would receive their mail the following day.

Resident thanked the board for their help with a planned pool party.

Residents discussed other residents posting derogatory comments about their neighbors on social media.

Residents discussed other residents complaining about the neighborhood on social media.

Residents discussed an issue with an ARB approval that exceeded approval date and subsequently conflicted with the road seal coat project.

Resident suggested that the neighbors notify vendors/delivery trucks that turns off alleys especially by the north wall are very tight. Suggested a sign at the end of each alley.

Residents discussed the seal coat project.

NEXT MEETING: Monday, September 16th, 2024

ADJOURNMENT

Motion to adjourn meeting at 7:57pm by Mark; motion seconded by Trudy. All in favor, motion passed unanimously.

ROBERT'S RULES (Section 48:1-16) state that “the minutes should contain mainly a record of what was done at the meeting, not what was said by the members”...

DRAFT