

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

Monday, May 1, 2023

Avery Park Pool

Vice-President, Danny Kavanaugh called the meeting to order at 6:34 PM.

## **ATTENDANCE**

### **Directors:**

- Danny Kavanaugh, Michele Marino, Josh Hogan

### **Top Notch:**

- Marilyn Vance, Gasner Guerrier, Ashley Roghelia, Erin Pollock

### **Committee Chairs:**

- Bruno Mangiarelli - ARB
- Ralph Waterhouse - Clock/Pool
- Josh Hogan - Fence/Gazebo/Playground
- JD Thoms - Grounds
- Michele Marino - Newsletter
- Bryn Higley - Ponds
- Laura Mangiarelli/Christina Higley - Social
- Brad Carlson - Website
- Caroline Burchett - Welcome

### **Homeowners:**

Mary Jo Klausung	Lara & Bruno Mangiarelli
Jean Versino	Ed & Kari Maggard
Cleve & Nancy O'Neal	Bryn & Christina Higley
Katherine Hogan	Debra McCloskey
Pam & JD Thoms	Bill & Karen Bishop
Trudy & Bev Brown	Phil Karr
John & Maria Thomson	Ken Pastore
Scott Meister	Greta Olson
Maria Sandison	Jose Fernando Ramirez
Cheryl Chapman	Mary Boschetto
Margie Morris	Gary Oroian
Harry & Linda Timmons	Justin & Demetra Nescott
Phil & Dawn Tinder	Sean Richards & Sara Fleming
Garrett & Dawn Chapman	Jeff Bos
John & Kathy Tracy	Brett & Devin Galloway
Cheryl & David Winter	Bill & Mary Rinaldo
Kelly & Chad Thomas	Carla & Bill Prendergast
Hakan Guvenc	Mark & Amy Erickson
Alicia Haylock	Connie & Bob Link
Ralph & Debbie Waterhouse	

## **FINANCIAL REPORT**

Financial report for April prepared by Top Notch presented by Josh Hogan, accepted

## **COMMITTEE REPORTS**

**ARB:**

- Bruno Mangiarelli reported one roof request approved.
- A previous application for a garage door replacement was approved by a majority of members of the ARB Committee, however Bruno stated the style of the garage door is in direct violation of the current ARB planning criteria. Bruno requested a review of the covenants and a clarification on the ARB Committee's approval of requests in violation of covenants. Bruno requested a decision on how future requests should be handled that are not aligned with current planning criteria.
- Rebekah Dorsett submitted her resignation from the ARB effective immediately, no replacement named at this time.

**CLOCK:** Ralph Waterhouse reported all lights on entrance have been replaced and everything is in working order.

**GROUNDS:** Nothing to report

**RETENTION POND:** Bryn Higley resigned from retention pond committee. Garret Chapman has accepted taking on the pond committee.

**ENTRY GATE:** Nothing to report

**POOL:** Ralph Waterhouse has requested assistance with pool committee Mark Erickson has volunteered to assist.

**FENCE/GAZEBO/PLAYGROUND:** No report

**SOCIAL:** Nothing to report.

**NEWSLETTER:** Michele Marino requested suggestions of what the community would like to see reported in the upcoming Summer Newsletter. Please contact her via email, text or stop by 409 and chat.

**WELCOME:** Caroline Burchett reported one new homeowner at 404 Park Lake received a welcome package

**WEBSITE:** Nothing to report

**COVENANT COMPLIANCE:** No review

**OLD BUSINESS**

- **Strom Drains** repairs quote received for \$186,585 received from the city recommended engineer. No action taken pending final review of road way repairs quotes which would be required after completing storm drain repairs.

**NEW BUSINESS**

- **Fining Committee:** No Discussion
- **Resignations:** Effective immediately Christina Highly and Lara Mangiarelli have resigned from the HOA board. Until a new election is held the three (3) remaining board members will conduct HOA business, Danny Kavanaugh, Vice-President; Josh Hogan, Treasurer; Michele Marino, Director. Michele will fill the position as acting secretary in the interim.

- **Election Matters:** Due to errors in the ballots and vote return address it is necessary to reset the HOA Board election in order to be fair to all candidates. With recent resignations and expiration of terms there are now three (3) open positions on the board. The next election materials will be printed on colored paper with colored envelopes to differentiate from prior votes. All materials prepared by Top Notch will be reviewed by board members for cross verification of accuracy.
- **Election Committee** was named: Debbie Waterhouse, Brad Carlson and Gary Oroian. Announcement of upcoming election will be sent by Top Notch this week.

### **OPEN DISCUSSION**

- Questions and clarification on reason for resetting the election. What is the timeline to proceed with the new election. Why can we not just appoint candidates to these positions?
- Discussion on status of the board's consideration of repairs to the storm drains.
- Questions on reallocation of budget general reserve funds.

**NEXT BOARD MEETING** June 19, 2023, 7:00pm, Wedgewood Tennis Villas.

**ADJOURNMENT** With no further business, a motion to adjourn the meeting was made at 7:51 pm by Michele Marino, seconded by Josh Hogan..

Respectfully Submitted,

Michele Marino, Acting Secretary