

AVIARA HOA
BOARD MEETING MINUTES
10/9/2024

BOARD ATTENDEES:

- President – Terri Cooper
- Vice President – Donna Califano
- Treasurer – Al Califano
- Secretary – Crystal Jarvis
- Member – Tom Tethal

AGENDA AND MINUTES

- Call to Order – meeting was called to order at 5:30 p.m.
- Review Financials
 - Kevin reviewed the financials through month ended September 30, 2024.
- Budgets
 - A 10% increase in Common HOA dues was approved unanimously for 2025.
 - A 10% increase in Townhome HOA dues was approved unanimously for 2025.
 - Dues increases will take effect January 1, 2025.
 - Discussion took place regarding Operating Expenses outpacing Income for the past few years. It was pointed out that a 10% increase does not look like it will resolve the gap between expenses vs. income. It was agreed that a reserve study is needed to determine what amount of money we need to have in our reserves and if our new dues are sufficient to cover our expenses. Kinney Management will get quotes for this work and advise of his findings.
- Committees
 - Two committees are being created – Architecture and Landscaping. Roles and responsibilities descriptions will be posted on the website. Each committee will be led by a board member. Kinney Management will post information on the website under the “NEWS” tab. Two people will be selected from the community for each committee. If you are interested in applying, please contact kevin@kinneymanagement.com.
- Management
 - Comparison shopping property management companies was discussed. Comparison information for 3 companies was shared with meeting attendees which included ballpark pricing sheet was distributed which at a high level appeared to be competitive but with more features. It was agreed that we would have the 2 lowest cost providers plus Kinney Management come onsite to speak with the community after the first of the year. These visits will be open to the community. Crystal Jarvis will manage scheduling.
- Open Forum
 - Inconsistent enforcement of parking rules was discussed. It was pointed out that we have to enforce the rules consistently. The Board will be advising those not in compliance that these rules will be enforced consistently going forward.
- Adjournment – meeting was adjourned at 7:00 p.m.