

Avera Place Home Owners Association Meeting Minutes

May 10th, 2017 1:00pm ET/10:00am PT

- 1) Agenda – Kim Silverman. Meeting started at 1:05 pm est
- 2) Establish Quorum- Board members present; Kim Silverman, Wayne Coplea, Kathy Walker, Jule White and Mike Carlos of Wilson Property Management.
- 3) Old Business:
 - a) Google Fiber. Google fiber installation has been delayed due to Google infrastructure deployment changes. They have ensured us that we are still of high priority and should be able to be scheduled soon however Google has not yet committed to a date.
 - b) Street Signs. Complete May 1st-picture shared on the webinar, positive comments from owners regarding the nice look of the signs.
 - c) Fire Sprinkler interior inspections – Multi Story buildings (4 remaining) Owners have been called, mailed and emailed. 1 owner is an estate, 1 is a newly purchased unit and 2 are owners which have not responded. Kim offered to assist with reaching out to obtain outstanding inspection forms if we provide her with the list of owners.
 - d) Siding/Landscaping update - New Area Manager for Ruppert Landscaping: Joe Phillips New Field Managers: Jacob/Alex as with our previous transition, there has been a few bumps in the road with the new crew learning the property and our particular preferences but they are committed to providing the highest level of service and are working with us to shorten the learning curve as much as possible.
 - e) Adding additional cameras to more dumpster areas. Additional cameras have been installed at all dumpsters under the allocated budget from last meeting at \$298
 - f) Signage at mailbox to limit parking to 10-15 minutes, get estimates. The estimates obtained will be shared below under new business.
 - g) Wilson website - easier to access and get information <https://wpminc.net/hoa-information/> Kim demonstrated the Wilson website showing the new look and easy accessibility of HOA documents including minutes from most recent meeting.
- 4) New Business:
 - a) Signage estimates at mailbox for 3 signs, posts installed
 - i) Barco Products (generic 15 minute parking signs) \$495 + tax
 - ii) Great American products (semi customizable signs) \$561 + tax
 - iii) Peachtree Supplies (semi customizable signs) \$592 + tax

Result: Estimates were discussed and a poll was conducted. 71% voted to not incur the expense to install signage at mail boxes. The BOD agreed not to add signage at this time.

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- b) Architectural Request for Approval to Fence Patio Area of 11270 Avocet Ln, Bldg 48 # 100. Owner was thanked for being detailed in their architectural request and for participating on the call to clarify the type of fencing they were requesting. After discussing it, it was determined the the BOD needed more information and time to consider the request, committed to responding to request within 2 weeks.
- c) Homeowner suggestion to issue and enforce parking permits to residents & guests. Parking although still an issue, improvements have been noted over the past few months with additional enforcement, notices and towing. Incurring additional expenses to manage the parking not a viable options right now as long as we continue to see improvement with increased monitoring.
- d) Pool Opening-Delayed due to newly mandated electrical safety repairs. Tentative open date May 15th subject to final inspections being scheduled and passed once all repairs are complete. Due to new safety requirements per City, pool opening has been delayed. Once electrical inspections are passed, pool deck repairs completed and final health and safety inspections completed pool will be able to open. It was noted that based on many owner request that the BOD consider additional capital expenditures in the coming year to make improvements to the Avera Place pool.
- e) Termites- 2017 treatment expenses \$2,075 for 10 units (1 additional waiting to be inspected)
 - i) Option 1-continue to treat as we have as needed
 - ii) Option 2-Annual treatment contract \$2,400 (\$200/month) to cover any treatments needed
 - iii) Option 3-Preventative treatment to all building exteriors Annual contract \$6,600 (\$550/month) to include any additional interior treatment as needed
 - iv) Option 4- Same as above on a 2 year contract basis and monies already spent on treatments to be applied as credit towards cost of 1st year.

Options were presented to the board and questions/clarification provided regarding said options. BOD requested that 2 additional bids be obtained before a decision can be made.

- 5) Next Virtual Board Meetings: **ANNUAL MEETING: Wednesday, June 28, 2017 3pm Eastern, Noon Pacific Time**
- 6) Close the official HOA meeting. Meeting concluded at 2:08pm est.
- 7) State of the Complex –Wilson Properties
- 8) Vacancy stats
- 9) Rental Rates
- 10) Sales Information

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Contact Numbers:

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5/16/17 Wayne approved minutes

5/17/17 Kim approved minutes with changes above

5/17/17 Jule approved minutes

5/21/217 Kathie approved minutes