

Avera Place Homeowners Association Meeting Minutes

November 8th, 2017 - 3:00pm EST/12:00noon PST

- 1) Call to order
- 2) Establish Quorum: Kim Silverman, Kathleen Walker, Wayne Coplea, Zack Taylor, Jule White, Jeb Black, Mike Carlos and approximately 20 owners.
- 3) Old Business:
 - a) Ruppert Landscaping edging/Landscaping update (awaiting additional bids) - Continues to be a work in progress. The issue has been discussed with landscaping companies currently doing the bidding for 2018 and from an initial overview, all seem to think this will be a non issue. Question was asked as to what companies were bidding: Long Brothers, Brightview Landscaping & Capital City Groundskeeping.
 - b) Termite Contract & Inspections - Jeb stated that matters had been addressed with vendor and that they would be starting inspections this month with new contract in place. The plan is to do 20 buildings per month for 3 months.
 - i) Annual Inspection of all units and chemical treatment of all exterior of buildings.
 - c) Laundry room is officially closed.
- 4) New Business:
 - a) 2018 Proposed Budget
 - i) Income - Section 4001 HOA Assessments was discussed and identified as being reflective of a proposed increase of \$15.98 per unit per month.
 - ii) Section 7001 was displayed showing the allocations to capital expenses for the coming year. Discussions regarding placing the items in this section versus utilizing funds from reserves was easier to track and monitor capital expenditures.
 - iii) General Expenses Section 5627 of the budget showed the added funding to long term reserves.
 - iv) A question was asked about Capital Expenses Section 7026 of the budget called Drainage and it was confirmed that this was the same as Retention Ponds in previous budget years and there was not a Retention Pond category under Capital Expenses.
 - v) Budget is ratified for 2018 with 88% of people online voting in favor and 12% abstain
 - vi) HOA assessments will increase \$15.98/unit/month effective January 1, 2018.
 - b) Survey for amenity upgrades to be sent to owners
 - i) Meeting times
 - ii) Amenity upgrades - putting greens, pool, tennis court, playground, car wash
 - iii) January target date to send survey to owners

Avera Place Homeowners Association Meeting Minutes

November 8th, 2017 - 3:00pm EST/12:00noon PST

Next Virtual Board Meetings: **January 23rd, 1 pm ET, 10 am PT**

- 5) Close the official HOA meeting. 3:35pm
- 6) State of the Complex –Wilson Properties
 - a) Vacancy stats
 - b) Rental Rates
 - c) Sales Information

Contact Numbers:

Mike Carlos, Property Manager

Avera Place Office 919.957.0116

mikecarlos@wpminc.net

Jeb Black - jebblack@wpminc.net

Approved by: (please add the date you approve the minutes below)

Kim Silverman 11/10/17

Zack Taylor 11/15/17

Kathie Walker 11/10/17

Jule White 11/10/17

Wayne Coplea 11/13/17