

## Avera Place Homeowners Association Meeting Agenda

October 13th, 2017 - 2:00pm EST/11:00am PST

- 1) Call to order at 11:00 am Pacific Time, 2pm Eastern– Kim Silverman
- 2) Establish Quorum - Kim, Jule, Kathie, Mike & Jeb (44 owners registered for the meeting)
- 3) Approve minutes from previous meeting unless already approved
  - a) Meeting minutes from Executive Board Meeting approved and posted to website
- 4) Old Business:
  - a) Google fiber LIVE! - 78 sign ups already and many residents already live
  - b) Termite Treatment- Previous bid \$6600 plus \$2400/yr expired and rep retired. Current proposal is \$6800 plus \$2400/yr. Jeb & Mike are working to get a revised bid to include treatment of all exterior units and assessment of community as a whole? Jule asked that the product being used for treatment be identified since it was left off contract proposal. Mike Carlos will find out the name of product being used.
- 5) New Business:
  - a) Reserve Study Overview - Jeb
    - i) Engineer walked through the entire community to assess all common areas, retention ponds etc... His assessment was that the community is in good condition and better than previous. He added retention ponds to the study. They also evaluated our current reserve funds and projected expenses needed for the next many years. They recommended increasing the \$ amount that we put to reserves each year and identified the primary large expenditures anticipated.
      - (1) Roofing - Anticipating repairs and replacement needs in 5-10 years. Want to start saving for those expenses now.
      - (2) Pool - coping & tile - Needs some primarily cosmetic repairs on coping and grout. We are getting bids for that and some cracked tiles. We will get bids for replastering as well to get more information for the future. Bubbles in pool due to some possible suction leaks.
      - (3) Tennis Courts - Very typical for their age. We can look into resurface/repainting with a sort of thick slurry and repainting lines etc...

Jule asked about retention pond bugs and snakes. Owner recommended Lowes Snake away.

Kim showed a spreadsheet of past 10 years of HOA dues and anticipated increase of \$15.98/unit which would go into effect 1/1/18.
  - b) Ruppert Landscaping edging -
    - i) Ruppert has stopped edging in the areas that they believe pose a threat to his employees.

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Mike gave them notice that they are in breach of contract. Ruppert submitted a \$72k proposal to install edging throughout the community.

- ii) Kim requested that we explore multiple bids for the landscaping contract before the end of the year. Ideally get bids for 11/8 meeting.
- c) Laundry facility closure 11/1/17 - Residents can rent w/d at a good rate and free delivery. Ask in the office for more details.
- d) Meeting time options -
- e) Polls were launched and shared asking what time zone owners were participating from, preferred meeting times and whether or not a recording would be utilized. Results will be considered for meeting times in 2018.
- f) Poll Results:
  - i) Time Zone:  
37% PT, 65% ET, 6% Central
  - ii) Preferred Meeting Time:  
33% 1pm ET, 39% 3pm ET, 17% 6pm ET & 11% will attend anytime
  - iii) Would you listen to a recorded version of the meeting if you can't attend?  
44% Yes, 13% No & 44% Maybe

Kim said that the results would be evaluated for scheduling 2018 meetings.

Next Virtual Board Meetings: **November 8th, 2017 3pm EST, 12noon PST**

### **AGENDA: Proposed Budget for 2018 & Landscaping**

- 6) Close the official HOA meeting.
- 7) 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

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[mikecarlos@wpminc.net](mailto:mikecarlos@wpminc.net)

Jeb Black - [jebblack@wpminc.net](mailto:jebblack@wpminc.net)

Approved -

Jule White 10/18/17

Kim Silverman 10/13/17

Kathie Walker 11/10/17