

# Avera Place Home Owners Association Meeting Agenda

March 27, 2018 3:00pm ET/12:00pm PT

## BOD Approval:

- ✓ Kim Silverman 3/27/18
- ✓ Zack Taylor 3/27/18
- ✓ Jule White 3/28/18
- ✓ Kathleen Walker 3/27/18

(Wayne not in attendance)

1. Agenda – Kim Silverman
2. Establish Quorum: Jule, Kathie, Zack, Kim
3. Old Business:
  - a. Landscaping – Specific Areas Requiring Attention: Border Edging (Jeb)
    - a. We evaluated bids from Ruppert, CTI & Groundsmith for steel edging.
    - b. BOD approved Groundsmith bid for \$10.5k for approximately 3,000 linear sq ft of steel edging
    - c. Work to begin soon. Estimated to take a week to complete.
  - b. Final Decision on Tile for the Pool (Jeb)
    - a. Cobalt Blue 4” and 2” tile was chosen. 2” tile below water with 4” above water. Coping will be travertine tile with rounded edge. Both have some pattern and is repairable and replaceable if needed in the future.
    - b. Jeb has already purchased some extra for future repairs/replacement.
    - c. Jeb and Darla will be supervising the repairs.
  - c. Pool and Pump Repair Schedule (Darla)
    - a. Started work 3/27/18. It will be finished by mid-May.
    - b. Pool Opening date is dependent on getting the inspection and permit
      - i. Goal is to open by the end of May
  - d. Termite Inspections and Booster Treatment Status (Darla)
    - a. All inspections are done. All treatments necessary have been started.
    - b. Annual inspections for the property on the exteriors will be done.
4. New Business:
  - a. Fire Inspection – annual requirement. City of Raleigh has instituted additional guidelines requiring the sprinkler heads being tested every 5 years. You have to take out the head, cut sheetrock and other fun

stuff. We are required to test a specific percentage of interior and exterior. Preliminary estimate is over \$35k. Yikes!

- a. Jeb will be working to find the best possible solution to meet the city requirements and minimize the cost to the HOA. He will have a proposal by the next HOA meeting for us to review. Project must be completed within 2018, likely sooner than later (60-90 days).
- b. Review of Owner Survey Results Summary: (Kim)

Satisfaction Rate      3.9 average with 66% responding with a 4 or 5

Amenities: Pool is clearly the priority for all respondents

Comments: Parking/long term parked cars

Overall landscaping - Trees touching windows/buildings

Dog Stations?

USPS Packages - prefer to have USPS leave at their door, not the office

Post office is now required to knock on the door and attempt delivery to the home including the multi-story units. They will no longer deliver to the office. That is from the powers that be at the USPS, not Avera HOA or Wilson Properties. Previously Avera was improperly designated as an apartment complex.

Darla will send an email to residents and owners about the USPS change in delivery policy at Avera Place.

UPS & Fed Ex - They will attempt delivery to the residence 1st. If the resident is identifiable and the address is complete, the office will hold the package.

Conclusions/Recommendations:

Annual Survey      Feedback from owners was valuable

September to get input for budget

Online HOA Meetings 3pm Eastern, Noon Pacific and offer recorded meeting to those who cannot attend.

5. Next Virtual Board Meetings: **Wednesday, May 23, 2018 @ 3pm ET/12pm PT**
6. Close the official HOA meeting at 4pm Eastern (Kim)
7. State of the Complex –Wilson Properties (Darla)
  - a. Vacancy stats
  - b. Rental Rates
  - c. Sales Information

**Contact Numbers:**

**Darla Sweeney, Property Manager**

Avera Place Office 919.957.0116

averaplace@wpminc.net

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

# Avera Place Survey Results

## March 2018

Overall survey participation rate 90 owners = 26%

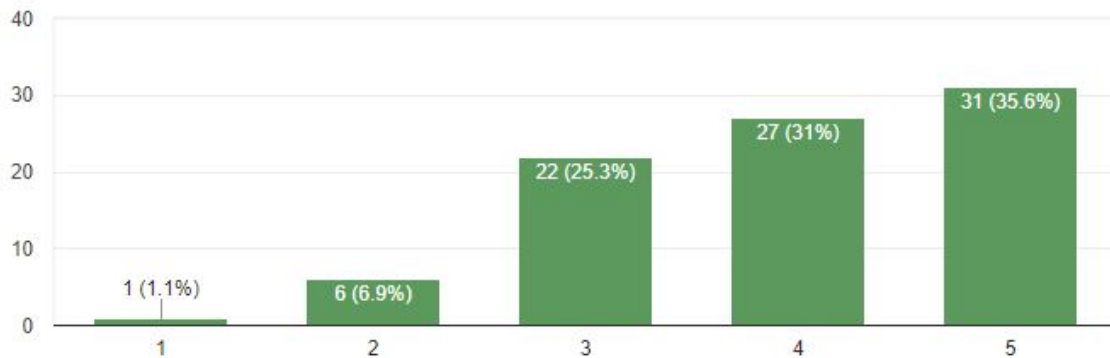
Overall Satisfaction Rating

Scale of 1 - 5, 1 being least favorable, 5 being most, survey results showed an overall average of 3.93 and 66.6% rated a 4 or 5

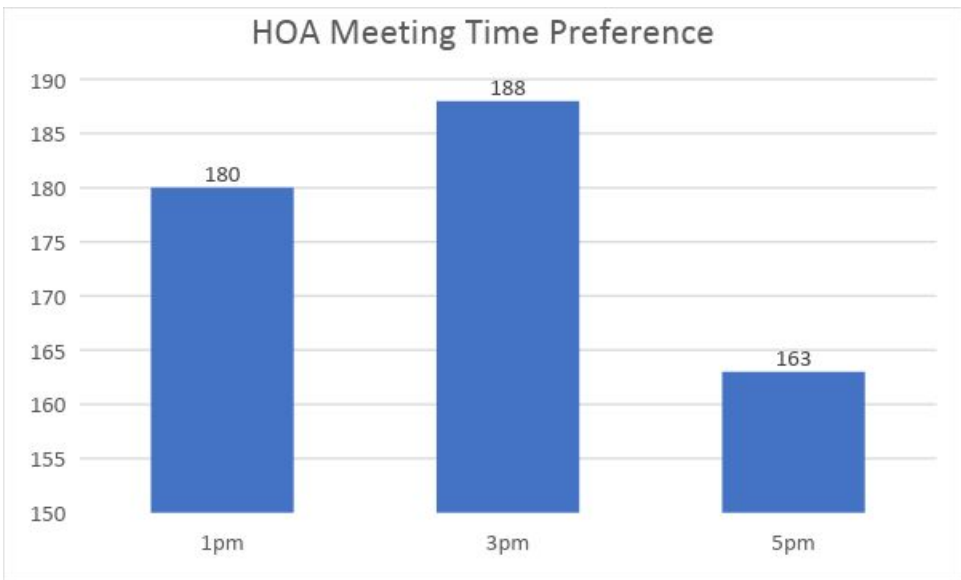
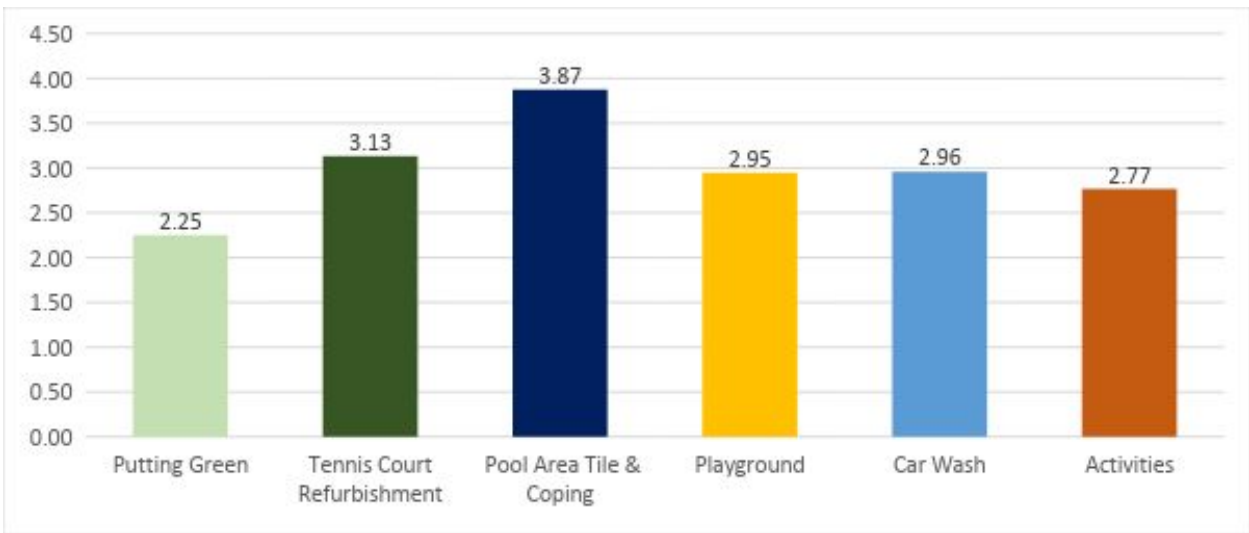
How satisfied are you with Avera Place as a property owner?



87 responses



Amenities



68 out of 90 voters (76%) gave 3pm 1st, 2nd choice or anytime

Cannot attends were pretty even across the board with the most at 1pm

Will attend anytime also spread across

**Conclusion: 3pm ET, Noon PT for majority of the meetings**

Proposed Meeting Annual Agenda:

January – Contract Renewals/Vendor Review

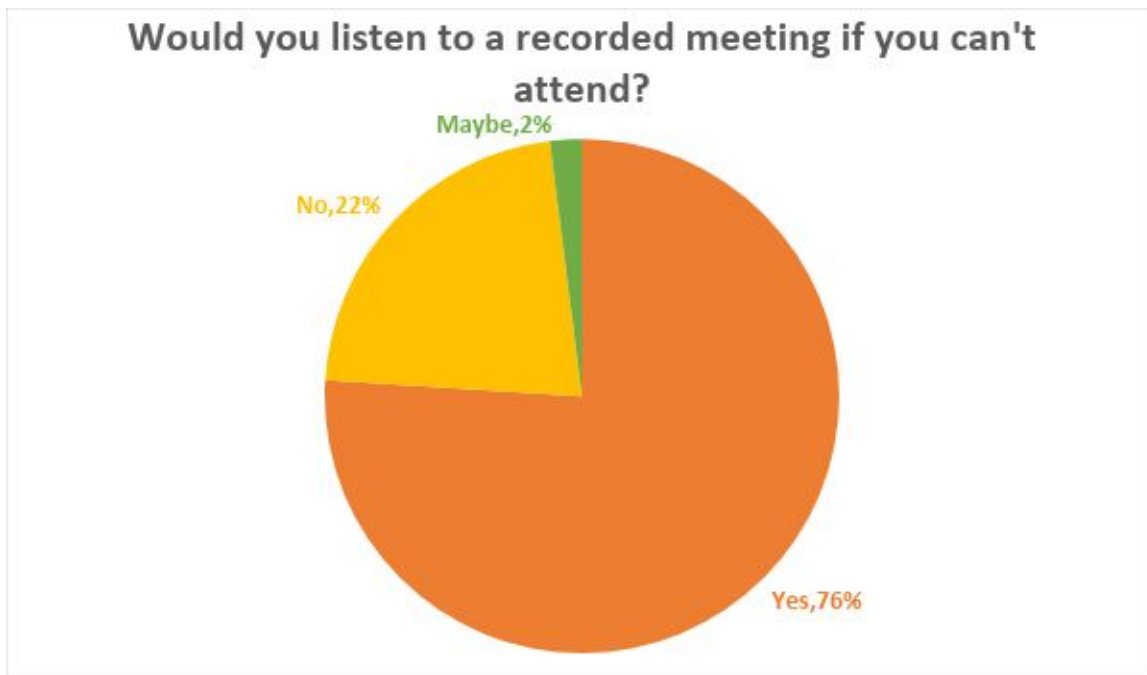
March

May

July - Annual - BOD Elections

Sept - Survey

Nov - Budget Meeting



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