

Kathleen Walker Reviewed & approved: 11/14/2018

Jule White Reviewed & approved 11/15/18

Ed Heffelfinger Reviewed & approved: 11/14/2018

Kim Silverman Reviewed & approved: 11/14/2018

## MINUTES

### **Avera Place HomeOwners Association Meeting Agenda**

**November 14, 2018 3:00 pm ET/Noon PT**

1. Agenda – Kim Silverman
2. Establish Quorum - Kim Silverman, Kathleen Walker, Jule White, Ed Heffelfinger, Jeb Black & Michele Apple
3. Old Business:
  - a. Wall Paper Removal in Men’s Room in Clubhouse
    - a. Ed/Jule & Zack - recommended backsplash behind urinals in men’s and bids for paint in Women’s, repaint card room, repair hole in the wall and paint exercise room
    - b. \$3k - Bathroom(s), Exercise & Card Room Refresh
    - c. Jule makes the motion to approve up to \$3,000 for Bathrooms, Card room and Exercise room refresh. Kathleen Walker seconded. Opposed: None.
4. New Business:
  - a. Owner installation of video cameras at exterior of units - RING
    - a. Replacing existing doorbell is ok as long as structure is not altered.
    - b. RING Motion Detector Lights ok as well as no structure is altered
    - c. Ed recommended getting the inside bell to go with the doorbell
  - b. Proposed Budget Review

- a. Costs for general maintenance increased as the age of the community increases
  - b. Grounds contract includes an additional weed treatment
  - c. Irrigation - not included in grounds contract
  - d. 5503 Utilities - Water is mainly for the pool
  - e. Stormwater fee is from the city of Raleigh billed based on impervious surface area
  - f. Clubhouse expenses: business center expense include: water, alarm system monitoring \$180/qtr, equipment monitored by fitness concepts in gym, gym lights, water for gym, repairs for pool gate, keys, maintenance on cards/gate, area lights are billed per pole.
  - g. Additional expenses include: All multi story buildings have lights in the breezeways, tennis court lights, pool lights, site sign lights all have separate bills from Duke energy.
  - h. Jeb & Michele will get the board the detail on the Clubhouse Expenses by 11/15.
  - i. Discussed moving some reserve funds to CD's for a higher rate of return since rates have gone up a bit.
- c. Poll/Owner input'
- a. Tennis Court Resurface
  - b. Steel Edging
  - c. Pool Furniture
  - d. Pet Stations
    - i. Recommended at least 2 more locations
  - e.

5. Next HOA Board Meeting: **Wednesday, January 9th - 3pm Eastern, Noon Pacific**

6. Close the official HOA meeting (Kim)

7. State of the Complex –Wilson Properties (Michele)

- a. Vacancy stats

- b. Rental Rates
- c. Sales Information

**Contact Numbers:**

**Michele Apple, Property Manager**

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