

Board approval of minutes:

Kim 3/5/19

Zach 3/5/19

Kathie 3/5/19

Ed 3/5/19

Julie 3/5/19

Avera Place Home Owners Association Meeting

Agenda & Minutes

March 5, 2019 3:00 pm ET/12:00 pm PT

1. Agenda – Kim Silverman
2. Establish Quorum: Officially open the meeting at 3pm Eastern All Board members present plus homeowners and Wilson Properties
3. Minutes from prior meeting previously approved and posted to the Wilson?Avera website
4. Old Business:
 - a. Community Watch
 1. Community Wide Meeting for Community Watch March 14 @ 7pm
 - a. Email this address to be added to the list:
averacommunitywatch@gmail.com
 - b. Pool Rules/protocol for 2019 Season
 - c. Pool Rules revised and adopted by Avera BOD as of 3/5/19 with discussion of enforcement to follow. Kim made a motion, Ed seconded the motion. No opposition. These rules will be posted and emailed to owners and residents.
 1. Floodlight/Cameras for Pool
 - a. Ring, Freecam & Arlo evaluated for reviews and pricing. Some have cloud storage, some don't.
 - i. We want to look further into options and pricing for equipment and installation PRIOR to the pool opening.

2. Wrist bands for pool access
 - a. Ed recommended tabling. Kim committed to an additional meeting within the next month.
 - b. Please kimsilverman3@gmail.com - **3/29/19 1:30 pm Eastern, 10:30 am Pacific**
3. Official Close of HOA meeting at 4:18 pm Eastern
5. New Business:
 - a. Dog Stations – Quotes
 - b. Tennis Court Refurbishment/Repairs – Quote from Court One
6. Next Virtual Board Meetings: **3/29/19 1:30 pm Eastern, 10:30 am Pacific**
7. Close the official HOA meeting (Kim)
8. State of the Complex –Wilson Properties (Michele)
 - a. Vacancy stats
 - b. Rental Rates
 - c. Sales Information

Contact Numbers:

Michele Apple, Property Manager

Avera Place Office 919.957.0116

averaplace@wpminc.net

Jeb Black - jebblack@wpminc.net

Avera Place Pool Rules and Regulations

The Rules and Regulations listed below are for the protection and benefit of all residents and their guests to assure safe and sanitary operation of the pool, pool equipment and sunbathing facilities. Your full cooperation in abiding by these rules will afford pleasant relaxation and recreation for all concerned.

Failure to comply with these rules and regulations or acting in a manner which constitutes a hazard to others or a danger to property shall be considered sufficient cause for any action deemed necessary by the Avera Place Homeowners Association and Wilson Property Management, Inc., hereafter known as "**Management**" including barring of violators from the use of the pool area. Any damages caused by resident(s) or their guest(s) will be charged to the responsible party.

1. **HOURS OF OPERATION:** Seasonally from dawn to dusk. The pool may be closed due to mechanical breakdown, weather conditions, or operational difficulties at the discretion of "**Management**". Prior notification of pool closings may not be given.
2. **NO LIFEGUARD ON DUTY, SWIM AT YOUR OWN RISK.** Management will not be responsible for any loss or damage to life, limb or property while residents or guests use the pool area. Residents and guests agree to make no claims for any loss or damage to life, limb or property while using the pool area.
3. **ACCESS:** Residents must accompany their guests at all times and are responsible for the actions of the guest. A maximum number of eight guests per unit unless prior approval from the "**Management**" is obtained. "**Management**" reserves the right to limit guest access.
4. **NO DIVING PERMITTED.**
5. No running, pushing, wrestling, ball playing or causing undue disturbance in or around the pool area in permitted.
6. **NO GLASSWARE OR BOTTLES OF ANY KIND PERMITTED IN THE POOL AREA.**
7. **NO INTOXICANTS OR ALCOHOL MAY BE BROUGHT INTO THE POOL AREA.**
8. No balloons are allowed in the pool area.
9. Guardians are **expected** to explain proper behavior to their children and **ensure their compliance** with posted rules and regulations. Swimmers who are not toilet trained must wear a swim diaper. Disposable or cloth diapers are not permitted in the pool. Persons under the age of 15 must be accompanied by a responsible adult.
10. All persons must shower before entering the pool.
11. Greaseless suntan lotion must be used instead of oil-based products.
12. No recreational wheeled vehicles, such as skateboards, roller skates, bicycles, or riding toys are permitted in the pool area at any time.
13. Pets are not allowed in the pool area.
14. Any person who has an infection or contagious disease that may be transmitted through water or has an open cut, blister or lesion may not enter the pool.
15. Cut-offs and/or thong bathing suits are not permitted in the pool area.
16. Cursing or foul language will not be tolerated in or around the pool area.
17. No DJ Equipment, musical instruments, or stereos allowed. Music or other noises to be so loud as to become a nuisance to other residents is not permitted.

Adopted by Avera BOD 3/5/19