**Avera Place Home Owners Association Meeting Agenda/Minutes**

**ANNUAL MEETING**

**July 24, 2018 3:00pm ET/12:00pm PM**

1. Agenda – Kim Silverman
2. Establish Quorum: Jule White, Zachary Taylor, Kim Silverman, Kathleen Walker, Wayne Coplea
3. Review Annual Meeting Minutes 2017 for approval: Motion for approval, seconded by Kathleen Walker.
4. Old Business:
5. Cutting back of trees – Trees have been cut back from the buildings and look good. Jule White stated the trees are still overgrown at the mail kiosk and clubhouse and pool. Jeb Black clarified the initial bid was for the buildings but he would check out the property and that the company used is responsive for necessary follow up.
6. Pool and Pump Repairs – Pool and pool pump repairs were made and the pool has been open for a while. New coping and new tiles were installed and the repair is fluid and looks very nice.
7. Fire Sprinklers Repair: Update from Jeb Black – The repair test at building 16 started very well. 4 sprinkler heads were pulled for testing, 4 replacement heads were put up in their place and there was no issue initially. However, after a few hours, a report of water damaging 3 units on one side of the building. A pipe was broken at some point when the sprinkler heads were being removed/replaced however, the pressure gauge did not indicate any issue which was why it was not caught initially. Water remediation and clean up has been done for the units involved. The sprinkler heads test results are still outstanding, and we will wait for those results before we perform any more testing at other buildings. It has been determined that WPM will try to pick the next building based on units that WPM maintenance easily gain access to and can monitor so that if there are any when the sprinklers are reactivated they can be caught right away. This cost in maintenance expenses for monitoring will exceed any potential issues that could arise from lack of monitoring/risk of undetected flooding.
8. New Business:
9. Pool Issues – There have been numerous reports of unauthorized people at the pool as well as parties/DJs, people jumping the fence and swimming after hours. Options discussed to make an attempt to put an end to this activity:

**Cameras** – there is already a camera overlooking the pool deck, but the antenna has rotted off due to being exposed to the elements.

However, if the person committing the violation cannot be identified there is nothing else that can be done.

**Security** – Jeb Black stated that security has been hired for other properties WPM manages, but typically the companies require a minimum of 30 hours/week which would be more than what is needed for the current issue.

**Call 911** was suggested. But for previous calls, law enforcement has failed to respond and if LEOs do not know who is allowed to be there and who is not they may take no action. WPM will RPD to set up a time to meet with the community officer to discuss potential solutions.

**Plant bushes** to deter people from getting close enough to the fences to jump them. WPM will obtain a quote from landscapers for plants to be planted after the pool closes as they would likely just be trampled if planted now.

**Community Watch** -- discussion of re-attempting to establishing a Community Watch to build sense of community at Avera Place so that more neighbors are able to meet one another and there would be more accountability.

Parking for the pool was also addressed – WPM has posted a sign at the gate that all pool visitors must park in front of the Clubhouse and not at building 3 where the spots are assigned.

1. Owner Survey/Pre-Budget Meeting – Feedback from the owner survey was great. It is not something that has ever been done before and Kim stated she is thrilled with the level of participation. Would like to do it again annually, before budget meeting to get feedback on issues that are considered important to all homeowners. This past survey was only for home owners, however, it was encouraged that owners discuss things their renters felt were important to be addressed and it could be brought back at future meetings.
2. Board Elections – 2 seats are open, Wayne and Kathie’s seats are up for election

Nominees: Kathie Walker, Suvas Shaw, Yumi Forney and Ed Heffelfinger. Suvas Shah withdrew from the election and Kathie Walker and Ed Heffelfinger were elected to the Board. The Board will discuss in the coming days who will fill each Board position and results will be shared with homeowners in the next week.

1. Next Virtual Board Meetings: September 24 @ 3pm ET/12pm PT
2. Close the official HOA meeting (Kim)
3. State of the Complex –Wilson Properties (Michele)
4. Vacancy stats
5. Rental Rates
6. Sales Information

**Contact Numbers:**

**Michele Apple, Property Manager**

Avera Place Office 919.957.0116

averaplace@wpminc.net

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