

Board approval of minutes:

Kim 5/23/19

Zach 5/30/19

Kathie 5/31/19

Ed 5/24/19

Jule 5/23/19

Avera Place Home Owners Association Meeting Agenda & Minutes

May 23, 2019 3:00pm ET/12:00pm PT

1. Agenda – Kim Silverman 3pm Eastern
2. Establish Quorum: Kim Silverman, Zach Taylor, Jule White, Ed Heffelfinger, Kathie Walker & Michele Apple
3. Old Business:
 - a. Additional Dog Stations - 2 dog stations identified and will be installed
 - b. Pool Update (Key Card reactivation and Cameras)
 - a. Key card reactivation continues
 - b. Pool cameras are ordered and will be installed ASAP.
 - c. There was a party last weekend. Hopefully the new cameras will detract this behaviour.
4. New Business:
 - a. Tennis Court Refurbishment/Repairs – Updated Quote from Court One
 - a. \$13,327 to refurbish the court + \$374/set of pickle ball lines to be completed next Spring (April or May). Subject to inspection for additional cracks.
 - b. Jule makes a motion to approve tennis court refurbish and one set of pickle ball lines for a budget of \$13,800. Ed seconded that motion. No opposition.
 - c. Jule suggested we figure out what is going on with lights on the court and what it would cost to fix.

- b. **Pothole** - It's in the round about where fountain is on the western side when turning in to complex. The very first of Centway Park Drive
- c. Ed said it's right in the middle and difficult to avoid. Michele will check into it as well as the other one on opposite side of the circle. Zack suggested checking the community for others. Kim asked everyone to report any they see to Michele. An owner also recommended Road Rescue from Home Depot.
- d. **Architectural Requests for Fences and Patio Decks**
 - a. The Board approved the request due to the quality and specifications detailed by the owners for the improvement. No opposition.
 - b. Zach, Ed & Jule would like to write up specifications for fence and deck improvements. Ed suggested an annual walk through of the property to identify violations and notify owners. Garden boxes to be included?
 - c. Kim reminded that we have to first go to governing documents, then proceed with decisions from there. Michele mentioned that there are stipulations in the governing documents that architectural requests must be submitted for any improvements.
 - d. Zack will draw up a draft with standards for consideration.
 - e. Jule & Ed will put together a process for an annual walk through and procedure for violations for the Board to review.
 - f. Kim suggested putting together an architectural committee to review the existing documents and procedures to put forward some general guidelines and process for violations.
 - g. Ed volunteered to help put together an Architectural Review Committee. Michele will confirm if that is Board only or if owners and/or residents are also able to participate.
 - h. Question came in about termites. We do have a termite contract and treatments were done last year. Annual inspection and treatment as necessary.

5. Next Virtual Meeting: **Annual Meeting Tuesday, July 16th 3pm ET/12pm PT**

Zack, Jule & Kim positions are ending. Elections are open to nominations.

Please let Michele or Kim know if you'd like to serve on the Board!

6. Close the official HOA meeting (Kim) 3:54pm Eastern Time
7. State of the Complex –Wilson Properties (Michele)
 - a. Vacancy stats
 - b. Rental Rates
 - c. Sales Information

Contact Numbers:

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