

Approved:
Zack Taylor 6/17/2020
Kathie Walker 6/17/2020
Jule White 6/17/2020
Ed Heffelfinger 6/17/2020
Suvas Shah 6/17/2020

Avera Place Home Owners Association Meeting Minutes

May 20, 2020 3:00pm ET/12:00pm PT

1. Agenda – Zack
2. Establish Quorum: Zack Taylor, Suvas Shah, Kathie Walker, Jule White, Ed Heffelfinger, with Michele Apple from Wilson Property Management. Jeb Black from WPM was unable to attend.
3. Old Business:
 - a. Asphalt repair update: Continued rain is delaying the project. The drainage portion of the project has been completed. The Executive Board met with the representative from the asphalt repair company to iron out all details of the project. As soon as the date is set, an email will go out to keep the community updated.
 - b. Striping Bids/Signage for No Parking Zone on Involute. Have not gotten the revised striping estimate. Will need to have Joe from Mr. Pothole to come back to meet with all or some Executive Board members due to disagreements about how much area should be striped. The concern is that if we stripe more than what is causing visibility issues pertaining to safety then it could create an issue with other people wanting areas striped for non-safety issues. Originally quoted 275 linear sq ft at \$600. This total will be revised to a smaller linear sq ft and will ultimately be less cost to the HOA. Zack made a motion we proceed with the estimate if it is \$400 or under. Jule and Ed seconded that. It was also agreed that no signage would be put up for now.
4. New Business:
 - a. Tennis/Pickleball Court – the Courts have been finished, they look fantastic and have been being used every day.
 - i. Quote for additional lines for Pickleball at 2nd court - \$627.00 from Court One. Would have been cheaper had it been striped initially (when the court was resurfaced, the pickleball lines cost \$374.00)
 - ii. Trash Can Pricing – while out looking at the courts, Executive Board looked at trash can placement and determined that they would be best placed inside the courts. If they were placed outside the court gates, extra expense would be incurred due to removal of bushes. Reviewed options for standard trash cans that could be chained to the fence. Michele pulled up pictures sent in from homeowner Dan N. who is active in parks and recs pickleball leagues and had sent pictures. These cans are attached to the fence and Michele was unable to find those specific cans. Dan stated he would ask parks and recs where they could find them. Kathie made a motion to spend \$40 or less each for a total of \$80 for tennis court trash cans.
 - iii. Bench/Benches Pricing. Suvas made a motion, Ed seconded this motion to pay \$400 for benches for the tennis court.
 - iv. Request for Screening for Pickleball Court. Homeowner, Dan N. has requested that a mesh screen be installed because the wind can affect game play. He suggested that instead of screen all around the court, that it just be applied on the side of the fence that is facing the pool side because the buildings on the other 3 sides provide enough coverage. Board agreed that the HOA wait on the screening.

- v. Final financials pertaining to the tennis/pickleball court: Jule made a motion for the HOA to spend a maximum of \$1300 toward the cost to have the 2nd court lined for pickleball, 2 benches and 2 trash cans at the courts. Kathie seconded that motion.
- vi. Signage for courts briefly discussed and
- b. Pool Update – Michele
 - i. Update on opening date. Pool Company email sent and they said they still did not know about the pool status at the moment. NC is still waiting for the announcement from Governor Cooper. There several things to take into consideration if the pool will be able to open. We are still waiting for an inspection. At this point, it is still uncertain if pools will be included in phase 2 or 3 of the state re-opening plan. Some concerns would come up due to the pool not being monitored for areas that need to be wiped down and social distancing. Once we are sure what regulations will be put in place, the Executive Board will be able to better determine how to proceed with opening the pool.
 - c. Gas Grill Timer – A call has been placed to the company to tend to the grill timer.
 - d. Tennis court timer – Ed asked if a timer had been found for the tennis court lights. Zack stated that he is unable to find a timer that is weather resistant. Light switch at the courts work. Zack will continue to search for a timer.
 - e. Grounds person – Ed and Jule have two people they have talked with and interviewed.
 - f. Trash Can for Playground Area: There was a heavy-duty trash can at the playground that was moved from the mailboxes and it is no longer there. Prices for heavy duty trash cans range from \$250-\$500. Ed suggested moving the heavy-duty trash can from the pool and putting it at the playground and replacing that one with a less expensive can. Board agreed to push off final decision for a playground trash can to the next meeting at July 22, 2020.
 - g. Next Virtual Executive Board Meeting June 17, 2020 3pm ET/ 12pm PT
 - h. Next Virtual HOA Meeting: July 22, 2020 3pm ET/12pm PT
Election meeting: Ed and Kathie’s seats are up. Michele will send out an annual meeting notice/letter with proxy. If you are interested in running or a seat, please let Michele know. Suvas stated that he would like to step down as he feels he does not have enough time to dedicate to Executive Board.
- 5. Close the official HOA meeting (Zack)
- 6. State of the Complex –Wilson Properties (Michele)
 - a. Vacancy stats
 - b. Rental Rates
 - c. Sales Information

Contact Numbers:

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