

Approved:  
Zack Taylor – 1/21/2022  
Ed Heffelfinger – 1/21/2022  
Jule White – 1/20/2022  
Cathy Gilbert – 1/21/2022  
Kathy Waite – 1/21/2022

**Avera Place Home Owners Association Meeting Minutes**  
**January 19, 2022 3:00pm ET/12:00pm PT**

1. Agenda – Zack Taylor
2. Establish Quorum: Ed Heffelfinger and Jule White, with Michele Apple from Wilson Property Management. No Quorum.
3. Old Business:
  - a. Handrail update – The Executive Board is still looking into vendors to assist with handrail installation throughout property due to the master insurance policy mandates. Because of continued supply issues due to COVID, the PVC posts that are needed are not in supply adding to the issue of getting a competitive quote.
  - b. Property Signage – Funds have been allocated in the 2022 budget toward updating the property signage to include directional/clearer identifying signage for the multi-story buildings as well as new signage for the buildings. Ed Heffelfinger, Jule White, Michele Apple and one of the signage vendors met today to discuss better placement of building signage, as well as directional signage placement for the multistory buildings and to also get her professional opinion of what she has seen work best when she has completed similar signage projects at other communities. She will drop off a sample sign so that we are able to go through the community to test out sign placement.
4. New Business:
  - a. Pool season for 2022 – The HOA will deactivate the pool key cards again this year so that residents will need to sign pool rules to reactivate them so that we can ensure the amenity is only used by Avera Place residents. At this point, the Board is uncertain if pool furniture will be able to be placed on the pool deck. It will depend on any cleaning regulations outlined in an Executive Order for COVID-19 at the time the pool opens. If the cleaning regulations are the same as they have been the past 2 seasons where they need to be wiped down at some point throughout the day, the items will stay off the pool deck. Otherwise, they will be placed back on the pool deck for use.
  - b. Insurance Policy Modification – An underwriting department recently questioned the lack of an Inflation Guard Endorsement on the Master Insurance policy. When the insurance agent for the HOA Master Policy was asked about this, it was discovered that Nationwide no longer offers an Inflation Guard Endorsement.

The agent obtained a quote for an Agreed Amount Endorsement, as it is required by the HOA declarations to have either an Inflation Guard Endorsement or an Agreed Amount Endorsement. The quote for the Agreed Amount Endorsement for the entire term is \$6,746.00 (in addition to the current premium). However, since the policy term started in early October, the prorated amount will be less depending on the date coverage is added. This additional coverage is non-negotiable at this point in time and the Executive Board is hopeful that there will be few to no claims this year so that there is more room to negotiate the insurance premium for future terms.

- c. HOA dues increase for 2022 – As a reminder, the HOA dues for the 2022 calendar year were raised by 10%. If you are unsure of your monthly dues, please refer to the chart below or contact the office for clarification.

<b><u>Condominium Style</u></b>	<b>2021 HOA DUES RATE:</b>	<b>2022 HOA DUES RATE:</b>
Ascot (1003 sq. ft. 1/1.5)	\$142.28	\$156.51
Brighton (1231 sq. ft. 2/2)	\$165.70	\$182.27
Breckenridge (1266 sq. ft. 2/2. 1 car)	\$169.50	\$186.45
Bradford (1286 sq. ft. 2/2/1 car)	\$171.35	\$188.49
Carlisle (1400 sq. ft. 3/2/2 garage)	\$183.07	\$201.38
Canterbury (1434 sq.ft. 3/2/2 car)	\$186.56	\$205.22

- 5. Next Virtual Board Meetings:
  - 1. HOA Meeting: Tuesday, March 22, 2022 at 3:00pm ET/12:00pm PT
  - 2. Executive Board Meeting: February 22, 2022 at 3:00pm
- 6. Close the official HOA meeting (Zack)
- 7. State of the Complex –Wilson Properties (Michele)
  - a. Vacancy stats
  - b. Rental Rates
  - c. Sales Information

**Contact Information:**

**Michele Apple, Property Manager**

Avera Place Office 919.957.0116

averaplace@wpminc.net

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