

Approved:

Zack Taylor – 6/24/2021

Ed Heffelfinger – 6/24/2021

Jule White – 6/23/2021

Cathy Gilbert – 6/24/2021

Kathryn Waite - absent

## **Avera Place Home Owners Association Meeting Minutes May 26, 2021 3:00pm ET/12:00pm PT**

1. Agenda – Zack Taylor
2. Establish Quorum: Zack Taylor, Ed Heffelfinger, Jule White, Cathy Gilbert in attendance with Jeb Black and Michele Apple of Wilson Property Management.
3. Old Business:
  - a. Pool – The Pool opened on May 1, 2021. The restrictions are not as stringent as they were last season, however, the pool does still need to have the high touch surfaces cleaned once/day per Governor Cooper's Executive Order. The pool was not open on Sundays the first 2 weekends but since then, there have been some volunteers who have signed up for every Sunday for the remainder of the season through Sign Up Genius. WPM staff continues to clean Monday through Saturday. The chairs will not be on the deck unless the Executive Order changes the cleaning mandate. Card updates are still ongoing. After June 1, if a resident has not signed the latest pool rules, cards will be deactivated. The pool will be open the entirety of the Memorial Day Weekend.
  - b. Handrails on property – Worthy's Fencing was the selected vendor for the project however, this is a new business and the quote he provided was cost + \$1200. Since the time of the initial quote, the job cannot be done with at the price due to the rising cost of supplies from COVID. He revised the quote to \$7860.00 but we have not received the updated quote. Michele Apple reached out to him last week and he has not responded. We need to decide if we will continue working with him or move on. After speaking with this vendor, Zack Taylor feels that he got in over his head and does not have the funds to purchase the supplies which was why he was requesting the additional funds. Cathy Gilbert suggested we get one more quote. Zack Taylor stated that we have 2 additional quotes from CTI and Onofrio Construction. Ed Heffelfinger made a motion to request the deposit back from Worthy's Fencing, request he re-bid the job and obtain updated bids. Jule White seconded this motion. Michele Apple will see if these jobs can be rebid and see about finding another company to obtain another quote.
  - c. Tennis Court
    - i. Cracks on surface – there are some cracks that are starting to develop on the surface of the courts. This is not covered by Court One (as stated in the contract). We have tried to put some calls out to different tennis court specialists in the area to see if there are any bids that can be for patches and repairs. We have not gotten much response from initial calls or follow

up calls. One vendor we spoke with stated that the time to worry about the surface is when the cracks start to rise up into peaks. We will continue to see if we can get any people to come out to patch. Cathy Gilbert stated that it is likely other vendor do not want to touch this work as it could be considered their liability. Jule White stated that it is worrisome that water could get trapped in the cracks and freeze which could cause the cracks to expand and cause more damage. Ed Heffelfinger stated that we should seek a seal of the court so that any water does not get in the cracks and freeze. Michele Apple has been in touch with the company who initially resurfaced the courts via email and 2 follow up telephone calls with no response. One of the residents asked if this is an issue that the HOA insurance would cover. Jeb Black stated this is not something the HOA insurance would cover. Cathy Gilbert stated she would assist in contacting Court One to see about getting an answer for repairs.

- ii. Lights – The majority of electricians who have been contacted are not interested in giving a free estimate. One vendor did come out but has not submitted his estimate and we still have the estimate from the company who did the initial estimate. The light that is in question is the left back corner pole.

d. Power Washing

- i. Villas and Multi-story breezeways/interiors of breezeways: Signed contract with Southern Outdoor Restoration on July 19, 2021. She said that when the date reaches closer, notices will be distributed to residents alerting them to this. Clarification was given that the villas are not the only structures being power washed, that the multi-story breezeways will also be washed, however, when Melissa Rhodes from Southern Outdoor Restoration waked the property, she determined that the exterior walls of the multi-story buildings do not need power washing at this time. So currently, the villas and the breezeways of the multistory buildings will be washed. The breezeways include the siding in the hallways as well as the steps, railing and underside of the steps. Likely, we will complete the entire surfaces of the multi-story buildings next year and in the past there have been years where we have only had breezeway areas of the multistory buildings completed.

- ii. Pool Deck and Putting Green: This will be completed on Monday, June 21, 2021.

- e. July Executive Board Elections: At the Annual Meeting in July, there will be 3 Board member seats up for election. The 3 current members whose terms will be complete are Zack Taylor, Jule White, and Kathryn Waite. In the past, HOA members who were interested in running for election would introduce themselves at the Annual Meeting before the official vote which left very little time for other members to digest the candidate's introduction and consider who they would vote for. The Executive Board has determined that anyone who is interested in running for this election will need to submit a write up of 300 words or less by June 15 to be included with the Annual Meeting notice. Anyone who is intending to run will still be given an opportunity to speak before the vote, but with

candidate bios included with the Annual Meeting Notice, everyone will have more time to consider the candidates. The seats are 2 years in length and there are 3 seats open one year with the remaining 2 seats open the following year.

4. New Business

- a. Apple opening a campus in RTP! This will produce 3,000 jobs in the area. With RTP being so close, this will create an increase in property values. Cathy Gilbert stated that with Apple coming to the area, it should be considered to update the Clubhouse/reception center. For example, refurbishing the wrought iron chairs at the entrance to the Clubhouse should be considered.
- b. Google opening an Engineering Hub for Cloud Computing in Durham. This will generate another 1,000 jobs for the area.
- c. Items to consider for the 2022 budget – The November meeting is the HOA budget meeting. Are there any things you would like considered for the 2022 budget? While we are 6 months out from this meeting, it is important to start thinking about ideas for the budget so they can be considered. If you have any feedback, please consider sending suggestions to Michele Apple so that she can compile them to present to the Executive Board for consideration.

5. Next Virtual Board Meetings:

1. HOA Executive Board Election Meeting: July 21, 2021 3:00pm ET
2. Executive Board Meeting: June 23, 2021 3:00pm ET

6. Close the official HOA meeting (Zack Taylor)

7. State of the Complex –Wilson Properties (Michele Apple)

- a. Vacancy stats
- b. Rental Rates
- c. Sales Information

**Contact Information:**

**Michele Apple, Property Manager**

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