

Approved:

Zack Taylor – 12/15/2021

Ed Heffelfinger – 9/23/2021

Jule White – 12/15/2021

Kathy Waite – 12/15/2021

Cathy Gilbert – not in attendance

Avera Place Homeowners' Association Meeting Agenda**September 22, 2021 3:00pm ET/12:00pm PT**

1. Agenda – Zack Taylor
2. Establish Quorum: Zack Taylor, Ed Heffelfinger, Jule White, Kathy Waite, with Jeb Black and Michele Apple of Wilson Property Management present.
3. Old Business:
 - a. Board Election Results:

Zack Taylor – President

Ed Heffelfinger – Vice President

Jule White – Treasurer

Cathy Gilbert – Secretary

Kathy Waite – Member at Large
 - b. Tennis Court Surface Repair:
 - i. Court One has completed about 415' of patching of the cracks for the tennis courts the week of 9/13/21. Kathy Waite stated that when she was recently at the courts, she observed what appeared to be a tape type substance on the cracks and that she had assumed the repairs would be made using a cement-like patch. She stated she was unsure if the tape was permanent and expressed concern that it would eventually pose a tripping hazard. Zack Taylor requested that Michele Apple follow up with Court One regarding that issue.
 - c. Reminder: The Annual Budget meeting is scheduled for November. Have any suggestions for items to be considered to Michele Apple by Monday, September 27, 2021. That will provide time to obtain any estimates so those expenses can be factored into the 2022 budget.

4. New Business:

a. Pool Season Recap:

- i. The pool closed for the season on Monday, September 13, 2021. The season was successful and there were no issues of problematic behavior. Due to the COVID cleaning mandates still in place for the 2021 season, the pool furniture and grill were unable to be placed on the pool deck. Hopefully the cleaning mandates will no longer be in effect for the 2022 season and the furniture and grill will be able to be returned to the pool deck. Zack Taylor extended a thank you to WPM office staff for cleaning the high touch surfaces once/day during the work week. He also recognized and extended thanks to the volunteers who signed up to clean on Sundays as the pool would not have been able open on Sundays without them volunteering their time.
- ii. The electronic key cards required reactivation at the beginning of the pool season. This practice will continue for all future pool seasons so that residents who move without returning their electronic key card will not be able to access the amenities.

b. Pressure Washing Completed:

- i. Southern Outdoor Restoration completed power washing to the villas and multi-story buildings in late July.
- ii. Ed Heffelfinger inquired about the putting green power washing as it appeared to not have been completed. Since the power washing of the putting green came into question during the July meeting, she asked the crew supervisor in charge of power washing the buildings if he could inspect and touch up the putting green. He inspected it and reported that due to the grading of the landscape that surrounds the lowest tier, any water and residue from the pressure washing of the upper tiers as well as the water and residue from the attempt at cleaning the lowest tier was unable to run off because of the surrounding landscape grading at that lowest tier. This resulted in pooling of dirty water which eventually dried resulting in the remaining discoloration at the lowest tier.

c. Building Signage:

- i. It has been brought to the attention of Avera Place management and to members of the Executive Board by several residents that there is an ongoing issue with non-residents locating buildings due to the current signage. Michele Apple is currently collecting bids for new building signage as well as additional signage to identify the multi-story buildings more clearly.

d. 2022 Budget Considerations:

- i. Landscaping for the entry and fountain.
- ii. Ed Heffelfinger asked about any funds earmarked for 2022 for the retention ponds as he noted on the last report provided by Triangle Pond Management that there were still some areas needing work. Zack Taylor stated that the work needed to be in compliance for the City of Raleigh is close to being complete. Jeb Black stated that work at ponds #4 and #6 have been completed and submitted to the City of Raleigh noted some concerns for pond #6 (located to the right of the traffic circle at the entrance to the community). This pond is supposed to have plantings which both Jeb Black and Triangle Pond Management did not understand. Jeb Black has a meeting on site with John Harris, the engineer on Tuesday, September 28, 2021, to review identified concerns for both pond #6 and pond #4. Next year there will need to be plantings budgeted in for pond #4 and hopefully pond #6 can be handled without the addition of aquatic plantings. According to the City of Raleigh, pond #6 is not supposed to hold any water, it is supposed to completely drain which is one of the topics for review for the Tuesday meeting with the engineer. Four of the ponds have been completed: 1, 3, 4, and 6. There are still a few details for ponds 4 and 6 to be tended to, but the City of Raleigh is not threatening fines at this time.
- iii. Zack Taylor asked if the trees on the back side of pond #6 had been removed. Jeb Black stated that when the ponds were cleaned out all the dirt from the front was moved to the back and Triangle Pond Management

recommended keeping those trees for stabilization for the back side of the pond. Zack Taylor stated as long as the City of Raleigh did not have any issues with the trees being there it was fine to follow the recommendations of Triangle Pond Management. Jeb Black stated that he would double check with Laura from the City of Raleigh to make sure that those trees remaining in place is acceptable and if it is discovered that they need to be removed, Mr. Black stated he would them removed.

- iv. Pond #5 has excessive silt collecting due to the way the rainwater is draining away from building 13 (2520 Friedland Place). Michele Apple and Zack Taylor met at that location previously to discuss having CTI reroute water from the building's downspouts so that less water will run down the hill, across the parking lot and into the area that naturally deposits rain runoff in to pond #5. Michele Apple stated that she has been in contact with CTI to handle the rerouting of rainwater drainage from that building. Zack Taylor stated that in addition to that work, something else would need to be installed (shrubs or grass) to assist in slowing down any remaining runoff that is not addressed by the work completed by CTI.
- v. Jeb Black suggested that for the 2022 budget, approximately \$15,000 will need to be allocated toward the completion of the pond work for the minor repairs and plantings.
- vi. Remaining work for pond #4 is additional plants as well as additional stabilization of the ground around it. This can possibly be managed when Ruppert overseeds in the fall if we ask them to aggressively overseed in that area. Michele Apple will work with Ruppert to see that is done.
- vii. Work at ponds #1 and #3 are complete: the pipe in pond #3 was repoured.
- viii. The bid from Triangle Pond Management for work to the bottom of pond #6 came in at \$8750.00. The total for work to bring pond #6 into compliance will total approximately \$30,000. The total to bring pond #4 in to compliance will total approximately \$40,000. These totals are less than the anticipated budgeted amounts to bring the ponds into compliance! With work completed in the Spring of 2022, it is anticipated that future

expenses budgeted for pond work will be for ongoing maintenance instead of total pond and device rehabs.

5. Next Virtual Board Meetings:

1. HOA Budget Meeting: November 17, 2021, 3:00pm ET/12:00pm PT
2. Executive Board Meeting: October 20, 2021, 3:00pm ET/12:00pmPT

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:

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