

Approved July 12, 2023

Avera Place Home Owners Association Annual Meeting Agenda

July 20, 2022 3:30pm ET/12:00pm PT

1. Agenda – Zack Taylor
2. Establish Quorum: Zack Taylor, Ed Heffelfinger, Jule White, Cathy Gilbert, Kathy Waite and Jeb Black and Michele Apple from WPM
3. Approve Annual Meeting Minutes from 2021 Annual Meeting. Motion to approve minutes by Ed Heffelfinger, seconded by Cathy Gilbert. Nobody opposed.
4. Old Business:
 - a. Trash at corner of Centway Park Dr. and Huntscroft Lane. Trash at that dumpster location has been an issue for years and after looking considering several ways to solve the issue, it was determined that the coral should be extended, and another dumpster added. The concrete pad has been poured and the framework for the coral extension has been put in place. The materials for the coral extension are about 2 weeks from arriving and at that time the coral will be completed. Another dumpster from GFL has been ordered.
 - b. Update for Street Signage: The proofs for the new building signage and multi-story signage have been approved and installation is expected to begin the first week of August. Regarding the stop sign that was knocked down at the traffic circle, yield signs will be put up instead of having stop signs at the traffic circle.
 - c. Budget Suggestions: If any homeowners have suggestions for projects to complete in the 2023 calendar year, send suggestions to Michele Apple. Please send these ideas in by July 23, 2022. Several suggestions have been sent in already and all the ideas will be reviewed and voted on during the August Executive meeting. Pricing out of selected projects will be completed and presented so the budget can be drafted in October for approval at the November meeting.
5. New Business:
 - a. Avera Place HOA Declarations and Bylaw Review by attorney: Executive Board members are still reviewing the documents to submit questions to send to an attorney for review. Jule White stated that the Executive Board should meet one

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more time before sending any questions to an attorney. Zack Taylor stated that he would like an attorney who can help guide the HOA on what should be in the documents that may be missing or if there are any items that are now obsolete. Cathy Gilbert has an attorney that works out of NCSU that may be able to assist with this process, however, she may be on sabbatical currently. Cathy Gilbert stated she would find out if this individual can assist. Zack Taylor mentioned that the Board has used an attorney in the recent past that is up for consideration as well. Zack Taylor made a motion for the Bylaws and Declarations be ready by the August Executive Board meeting and an attorney be selected at that time and then any questions will be sent forward afterwards. Jule White seconded the motion. Nobody opposed.

- b. Executive Board Member Election: 2 positions are open. Positions on the Board are for a 2-year term. Positions on the Board are not up for vote, rather the individual serving on the Board is up for vote. Once those voted on the Board are finalized, the Board meets to determine who will serve in what position. Ed Heffelfinger and Cathy Gilbert are the nominees. No other individuals were nominated. Since there are only 2 nominees and 2 positions, Zack Taylor made a motion for acclimation [meaning the 2 nominees are moved to the two open seats without a vote]. Kathy Waite seconded the motion. Nobody opposed. Welcome back to the Board Ed Heffelfinger and Cathy Gilbert! Board positions will be determined at the next Executive Meeting in August.
- c. Next Virtual Board Meetings:
 1. HOA Meeting: TBD
 2. Executive Board Meeting: TBD
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

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