

Approved by:
Zack Taylor – 6/18/2024
Ed Heffelfinger – 6/18/2024
Jule White – 6/18/2024

Avera Place Home Owners Association Meeting Minutes

May 22, 2024 5:30pm ET/2:30pm PT

1. Agenda – Zack Taylor
2. Establish Quorum: Zack Taylor, Ed Heffelfinger, and Jule White with Michele Apple from Wilson Property Management are in attendance.
3. Old Business:
 - a. The Pool is Open and the season will be through September 15, 2024.
 - Please see the office if you electronic key card still needs to be activated. In order to be activated, proof of residency must be shown and a form signed verifying receipt of the pool rules.
 - Grill Update – at the April Executive Board meeting it appeared the grill was damaged and in need of being replaced. After some further investigation, it was determined that some maintenance and cleaning were needed. Thank you to Ed Heffelfinger and Jule White for helping with the necessary cleaning and maintenance.
 - b. Executive Board Member Elections will be in July. If you have any interest in running, please submit a 500 word or less introduction to Michele Apple no later than June 10, 2024. Currently, 2 seats are up for re-election and one seat that runs through July 2025 is vacant. The HOA meets via Zoom every odd month of the year to update all homeowners on projects and general HOA information. The Executive Board of the HOA meets in person every even month of the year to review bids and/or progress on projects. If you are interested in running for the Executive Board, you will have the opportunity to introduce yourself during the meeting.
4. New Business:

- a. Landscaping bids for crepe myrtle and tree removal/aphid treatment. This item has been tabled for the time being. Brightview did not provide a cost for aphid treatment as requested.
 - b. The amount of fidelity/employee dishonesty insurance was increased as the \$50,000 amount was making it difficult for some potential buyers to secure a loan. This increase in coverage cost less than \$500 for the year. The master insurance policy was budgeted to be \$10,000/month for the 2024 fiscal year, however, the payments ended up being around \$8,000/month so the change to the policy did not result in an overage to the budget.
 - c. UL Testing to the outdoor sprinkler heads will occur the week of June 10. It is encouraged that all owners leave a key on file for multi-story buildings, or someone will need to be home in the event entry is needed. Annual interior sprinkler head inspections will also be occurring soon. These inspections are required by City Ordinance and the HOA can be fined for non-compliance, so it is important to cooperate during these inspections to avoid receiving fines to cover any fine issued to the HOA.
 - d. Roofs at buildings 59 & 60 (aka 11221 Avocet and 11211 Avocet) have been approved for replacement. CTI will inform management when these roofs are on the schedule and notice will be sent out.
 - e. There are changes coming to the traffic flow at Centway Park Drive and Friedland Place. In an attempt to slow down traffic and assist with visibility, this intersection will be changed to a 4-way stop. Also, no parking zones for specified areas of Involute Place and Clubhaven Place have been identified and signage has been ordered and will be installed.
5. Future Meetings:
1. Executive Board Meeting June TBD
 2. Zoom HOA Annual 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

Avera Place Office 919-957-0116

averaplace@wpminc.net

Jeb Black - jebblack@wpminc.net