

The regular bimonthly meeting of the unit owners of the Avera Place Homeowners Association was held on May 13, 2025 at 5:31pm via Zoom call with President, Ed Heffelfinger presiding as chair and Secretary, Jule White present.

- I. The meeting was called to order at 5:31pm by Ed Heffelfinger, President.
- II. Quorum was not established since only two board members were present: Ed Heffelfinger, President, and Jule white, Secretary. Terri Marray, Treasurer, and Zach Taylor were absent. The Vice Presidency remains open. Crystal Lynn, HOA Manager in attendance.

III. HOA Manager's Report – Crystal Lynn

1. Large pieces of furniture continue to be left at dumpsters. Owners are responsible for taking them to local landfills or charitable donation sites if usable. The HOA is charged monthly for removing all large items.
2. A handicapped pool lift is set to be installed before the pools opens.

IV. President's Report – Ed Heffelfinger

1. The Durham Gateway at Brier Creek project affects land on the side of 70 by Carolina Arbors, Harris Teeter, etc. but will not affect Avera Place directly. Owners were notified due to our close proximity to the site.

V. Secretary's Report – Jule White

1. Jule noted that a vacancy exists on the Executive Board and encouraged interested owners to consider volunteering for the position. Anyone interested should submit a resume or brief summary of interest, skills, and what they would like to see accomplished. Send an e-mail to Crystal Lynn, HOA Manager to indicate your interest at crystallynn@wpminc.net.
2. Anyone interested in becoming more involved in participating in or helping organize activities within the community should contact Jule White at ajule7@gmail.com.

VI. Special Assessment Discussion

1. The following questions were asked:
 - a. If a unit is on the market and assessment passes, would owner be responsible for payment of assessment? Yes
 - b. If a unit sells after the assessment passes on July 8, 2025, would the owner be responsible for payment of special assessment? Yes. The owner must disclose to a potential buyer that a special assessment has been passed and will be due in January 2026. The buyer can choose to buy and accept responsibility for the additional cost. However, the owner of record at the time the assessment passes, is responsible for payment of the special assessment not the buyer.
 - c. Is the cost the same for all owners? Yes, the special assessment of \$5,742 is the same for all owners.

- d. If a unit is put on the market after the special assessment passes, is the owner responsible for the special assessment? Yes.
- e. Will there be a payment plan available? This is possible, but the total cost of the special assessment must be paid in 2026.

.VII. The meeting was adjourned at 6:10pm.

Attachments:

Balance Sheet for the month of March 2025

Aversa Place Homeowners Association Meeting Dates

Community Outreach Ideas

Cost of Special Assessment

For additional information on **Assessments: Liability, Lien, and Enforcement** please review pages 20-25 of the **Avera Place HOA Declarations** on the Wilson Property Management website at <https://www.wpminc.net> under HOA information tab Below are excerpts from the Declarations.

Page 21 C. ...the Executive Board may levy, in any assessment year, a special assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of the Common Elements.... Any such assessment shall have the assent of Unit Owners of Units to which two-thirds (2/3) of the Allocated Interest in the Common Interests are assigned, voting in person or by proxy at a meeting duly called for such a purpose.

Page 20 A ... all assessments made by the Association shall be in such an amount that any assessment levied against a Unit Owner and his Unit shall bear the same ratio to the total assessment made against all Unit Owners and their Units

Page 25 O ... In any voluntary conveyance of a Unit, the purchaser shall not be personally liable for any unpaid assessments owed by the seller prior to the time of such voluntary conveyance.