

Community & BOD Minutes

Countryhouse Service Group V, Inc.

DATE January 16, 2024

TIME 9:30 am

MEETING CALLED TO ORDER BY Larry Hicks, President

IN ATTENDANCE

Board members: Larry Hicks, Martha Martin, Tom O'Connell, Carol Wade, Suzanne White, Glenn Alexander, Diana Sinisi
Quorum established.

Committee Chairs: John King, Sue Merritt

Mill House Director: Michelle Johnson

Nine HOA members introduced themselves and 7 others arrived after the introductions.

Special Guest Speaker: Dr. Joe Folta

MOTION TO APPROVE THE CONSENT AGENDA

Martha Martin moved to approve the consent agenda, which includes December BOD minutes, and the current agenda. Motions 12-03-23, 12-04-23, 12-05-23, 1-01-24, 1-02-24, and Executive Session Motions 11-02-23, 11-03-23, 11-04-23, 11-05-23, 11-06-23, 11-07-23, 11-08-23, which were emailed with the agenda on 1/12/2024. Diana Sinisi seconded the motion. All board members concurred.

PRESIDENT'S REMARKS, LARRY HICKS

- Larry introduced Dr. Folta who will give a presentation on Living with Wildlife. Directly after we will review the drafted motions.
- The Drainage Committee will have their first meeting today at 11 AM.
- The Communications Survey was sent out and many have completed it already. One of the main goals of the board is to improve communication with the community. It is the board's mission to follow the community's directives. To have the fullest contribution from the community we need to inform and engage members. Then we may proceed with purposeful execution. The survey is the first step toward this goal.
- All the bids for Part 2 of tree pruning are in. We received 4 bids and will decide soon. Tree pruning was apportioned into 3 parts: Part 1 for critical needs, Part 2 for pruning and tree removal of diseased or dead trees, and Part 3 for light trimming which remains part of the landscaping contract. Only Part 2 was sent out for bid. Landscaping and Tree pruning is a large part of the budget, and a bidding process will save money.
- At the February meeting Community and BOD meeting, Larry Hicks and Martha Martin will present an in-depth analysis of 2023 budget. They will discuss how we did and what we may change in the future.

TREASURER'S REPORT, MARTHA MARTIN

- Martha Martin reviewed the monthly finance report which was previously emailed on 1/12/24. The year numbers are not reconciled yet and will be reviewed in detail at the February Community and BOD Meeting. Nonetheless, the 2023 budget is in good shape.

PROPERTY MANAGER'S REPORT, MICHELL JOHNSON

- Blalock Paving will begin asphalt repairs in mid-February for Upper Beechmast. This work will occur on low traffic days: Wednesdays and Thursdays.
- Bids for tree pruning have been received by mid-January as planned.

LIVING WITH WILDLIFE PRESENTATION, DR. JOE FOLTA

- A link to the very informative one-hour presentation and the slides for the presentation will be sent by email. The focus on the presentation was about the harm to the deer population and the surrounding community caused by feeding deer.

HOMEOWNER'S OPEN FORUM

- A member requested we clarify in the proposed motion which wildlife is being referenced. After some discussion we agreed to specify mammals.
- A member questioned if the skylight being replaced in Weymouth Close was under warranty. She noted that the roof had been replaced about 5 years ago. Follow-up is required.
- A member requested the board evaluate pesticides being used by the landscapers and speeding traffic be deterred. The board will discuss it at the next Executive Session.

MOTION 1-03-04, APPROVED 1/16/2024.

Larry Hicks moved to add paragraphs L and M to the Homeowners Guide Section XIII. Carol Wade seconded the motion. The board approved the motion unanimously.

L. The feeding of wildlife (mammals) disrupts their natural environment, can lessen their natural fear and avoidance of people, can be a nuisance to the community, and most importantly, can lead to potential health risks for both the animals and the community itself. Therefore, the feeding of wild animals (mammals) is prohibited anywhere in Countryhouse, with the exception of bird feeders. In this instance, residents must ensure that the spent seeds and shells on the ground are regularly cleaned up, to avoid attracting other wildlife (mammals).

M. Violation of any of these restrictions may result in the responsible homeowner receiving a written violation notice with the opportunity to be heard before the Board of Directors in person or in writing. If the violation is repeated a fine of \$25 to \$100 will be imposed depending on the severity of the violations. Further fines may be imposed for additional violations. When the violation is perceived to be a risk to the health or safety of the community further sanctions may be sought.

NEXT COMMUNITY & BOD MEETING

February 20th at 9:30 AM, The Gathering Place

11:00 AM Meeting Adjourned.

Respectfully submitted,

Diana Sinisi, Secretary

Abbreviations:

HOA – Homeowner's Association

BOD – Board of Directors

FHA – Fearrington Village Homeowners Association