

Community & BOD Minutes

Countryhouse Service Group V, Inc.

DATE February 20, 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

Six HOA members introduced themselves and 4 others arrived after the introductions.

MOTION TO APPROVE THE CONSENT AGENDA

Larry Hicks moved to approve the consent agenda, which includes January BOD minutes, the current agenda, motions 2-01-24, 1-03-24, 1-04-24, and nullify motions 11-04-23, and 11-05-23. Diana Sinisi seconded the motion. All board members concurred.

PRESIDENT'S REMARKS, LARRY HICKS

- **Video Recording:** Larry explained that we are experimenting with the use of new technology to record our meetings. At this meeting we will use Owl Labs video conferencing to record the Finance Presentation.
- **FHA Founder's Festival:** The FHA will be hosting the 50th anniversary Founder's Festival on Saturday, April 27th from 1 – 5 pm at The Gathering Place. We are considering a preceding social event for CSG.
- **Drainage Committee:** The Drainage Committee is up and running. Glenn Alexander stated this capital project will encompass a large scope of work and will last a period of years. Currently the committee is mapping all the drains on the property. With the contributions of subject experts, they intend to develop an Implementation Plan to identify what will be done when.
- **Communications Survey:** Larry Hicks yielded to Suzanne White to highlight the results of the Communications Survey. Suzanne noted that we are pleased to have the contributions of 87 respondents. Both a summary and the full detailed responses are available on the Countryhouse Website. www.countryhousehoa.org. Below are the highlights from the survey. The board has already started to work on some of these and will update the community as we progress.
 - Most respondents indicated that they receive CSG communications predominantly through email. There was a strong preference to maintain all CSG data through a central hub.
 - Members would like more information on Maintenance, Landscaping, and Social Activities.
 - There were requests to have the Community and Board meetings available through Zoom.
 - Some members suggested that we introduce new residents to the community and give updates on Real Estate news.
 - There were also requests to have a text or phone system in place in the event of emergencies.
- **Landscaping:** There will be a brainstorming session at the next Community and Board Meeting.
Post Meeting Note: The board has scheduled this for April 16th.

- Tree Pruning: This year we split tree pruning into three contracts: the landscapers maintain small trees as part of their annual contract, Bartlett who prunes and removes larger trees, and Log Out who was awarded the contract for the remaining tree work through a bidding process. Log Out has completed their work. Bartlett will complete their work on 2/21/24. There is \$60,000 allocated in the budget for tree pruning and we have spent \$52,000 so far.
- Herbicides: Currently we use a weak solution of Round Up on the brick paths and at the edges of mulch beds to control weeds. We are exploring alternatives and getting prices for more natural alternatives. If you do not wish to have herbicide sprayed on your property, notify Carol Wade and she will put you on the Do Not Spray list.
- Traffic & Speeding: Speeding is a concern. However, CSG does not maintain the roads outside of the closes. Jim Rupkalvis suggested forwarding our speeding concern to the FHA Safety Committee. He noted that the intersection in front the Countryhouse sign on Village Way is particularly troublesome and that some type of caution sign may be beneficial. John King commented that the flower beds and rocks in front of the Countryhouse sign were placed there because drivers were speeding, and still drivers have hit the sign.

TREASURER'S REPORT, MARTHA MARTIN

Martha Martin reported that this month's budget is on track. The report is delayed because it is being reconciled with Mill House.

PROPERTY MANAGER'S REPORT, MICHELLE JOHNSON

- Blalock Paving begins asphalt repairs for Upper Beechmast on 2/21/24. Owners have been notified.
- Bartlett will be on site with a crane on Weymouth Close on 2/21/24 to complete their tree work.
- Log Out has completed their tree work.

FINANCE PRESENTATION, MARTHA MARTIN

A link to the very informative half-hour video presentation and the presentation slides will be sent by email. The focus of this presentation was the approach we've been using to communicate and report monthly on the 2023 budget; how we plan for operating and capital expenditures over a ten-year period; and the financial health of our HOA. This methodology will be recorded as a best practice, so that it may be used by future boards.

HOMEOWNER'S OPEN FORUM

Drainage

- Betty Robie questioned what can be done about the increased volume of water rushing through the gully alongside Village Way. We believe this has been caused in part by work done in the Historic District to remedy an upstream drainage problem. Discussion brought out the following points:
 - Village Way is state road and the D.O.T. would handle repairs. Although we don't know if the D.O.T. would help with drainage along the road, we agreed we should report the problem.
 - Does the cost of asphalt repairs warrant a more permanent fix? Michelle Johnson will provide the cost of asphalt repairs over the past two years so that we may evaluate further.
- John King informed the group that through his discussions with Kevin Smith from Blalock, there is an inherent challenge controlling the slope of asphalt installations. To avoid unwanted directional flows of water we sometimes need to install asphalt berms after road is repaved.
- Dell Ford suggested homeowners take photos of pooling water during rainstorms, so that the Drainage Committee has a better understanding of the problem areas. John King (Chair of the Maintenance Committee and committee member on the Drainage Committee) noted that many homeowners have done so already.
- Martha Martin said that the FHA created a problem at Crossvine Close when fixing an upstream issue. She requests that our Drainage Committee coordinate with other HOAs when developing their implementation plan.
- Dell Ford, co-chair of the roofing committee, stated that garage roofs are not included in the current capital project. The roofing committee will prepare a needs analysis and capital estimate for this work.

Other Topics

- Jim Rupkalvis commented that he likes the Committee Reports in the format of the Newsletter.
- Jim Rupkalvis requested we provide guidance on a porch light that would be acceptable to the Architecture Committee and be easy for the homeowner to use. It is difficult to replace the bulb in the current fixtures. Larry Hicks added that the townhome porch lights are like the old garage lights which are gradually being replaced on an as needed basis. The new garage lights will have bulb replacement access from the bottom. We will provide guidance on a similar replacement model for porch lights that homeowners may use at their cost.
- Betty Robie suggested that any changes to the 2024 budget should be specifically identified and explained to the community. She cited the reduction of the mulching which was reduced from \$21,000 in 2023 to \$0 in this year's budget. Larry Hicks said that many areas were over mulched in 2023. There may be some small areas that need spot mulching. But we will not need a community application.
- Ellen Shanahan questioned why Executive Sessions are not open to the community. Larry Hicks responded that these are working sessions where we prepare for the Community Meeting or hash out ideas.
- Ellen Shanahan questioned why two motions on original decks, stoops, and stairs were rescinded. Larry Hicks said the new board is still considering these motions from a more comprehensive viewpoint. Diana Sinisi added that the Architecture Committee reported that any repairs to these structures require that the structures be brought up to code. The board believes that the current guidelines are fine as written and that we do not want to make any changes that may create other consequences.

NEXT COMMUNITY & BOD MEETING

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

11:07 AM Meeting Adjourned.

Respectfully submitted,

Diana Sinisi, Secretary

Abbreviations:

CSG – Countryhouse Service Group V HOA

HOA – Homeowner's Association

BOD – Board of Directors

FHA – Fearrington Village Homeowners Association