

Community & BOD Minutes

Countryhouse Service Group V, Inc.

DATE May 21, 2024

TIME 9:30 am

MEETING CALLED TO ORDER BY Larry Hicks, President

IN ATTENDANCE

Board members: Larry Hicks, Tom O'Connell, Glenn Alexander, Diana Sinisi

Quorum established.

Committee Chairs: John King, Sue Merritt

Mill House Director: Michelle Johnson

10 HOA members

MOTION TO APPROVE THE CONSENT AGENDA

Motion 05-03-24, Approved 5/21/2024, Diana Sinisi moved to approve the consent agenda. Tom O'Connell seconded the motion. Larry Hicks and Glenn Alexander were in favor.

This includes April's meeting minutes, the current agenda, the April finance report, the manager's monthly report, and the motions issued with the agenda.

PRESIDENT'S REMARKS, LARRY HICKS

- **The landscaping survey** results are coming in. We received 28 surveys at the April meeting and about 40 more by email. We will share these results with the community. Expect to receive an invitation to a Close Meeting at your location. These will be held in mid-June. Members of the Landscaping Committee and the Board will meet with residents to discuss survey results and the unique and specific needs of each Close. All this information will be used to create the Request for Proposals when we bid the 2025 Landscaping Contract later this year.
- **Insurance discussion** is set for our next meeting, June 18th, with a more detailed discussion and expert Q&A in September.
- **Brightspeed** has restarted laying high speed internet cables on state roads in Fearrington Village. In providing easement approval for Brightspeed in the Closes, the Board will discuss conditions of that approval, including avoidance of mature trees, damage restoration, and so forth. All other communication including service provided to the homeowner will be directly between the homeowner and the provider. The Board will send the contact information once we have established an agreement.
- **Termite Inspections** of garages will begin on Thursday. Power washing for half of the townhouses will take place in July. All properties will have their gutters cleaned in early June. [See Property Manager section of these minutes for more specifics.]
- **Railing Colors** - The Board agreed that the following colors are neutral and meet the HOG guideline to blend with the existing architecture: wood tones, browns, grays, silver (metal), clear (tempered glass), black (metal spindles) and white.

- **Architecture approvals** are required before beginning any exterior renovations. All approvals are contingent upon: (1) receiving all and any required county permits, and (2) that work is done within the owner's lot, and does not encroach on common property. It is the owner's responsibility to ensure that these conditions are met. Owners who have built on common land need to remove those improvements at their own expense.
- **Common property encroachment** - There are several situations throughout Countryhouse where homeowners have encroached upon common property with either a deck or patio. This is both improper and illegal, and in many instances without approval. The Board will discuss its approach to identify and rectify this situation.

TREASURER'S REPORT, LARRY HICKS

Larry Hicks reported that this month's budget is on track and has been reconciled with Mill House's records.

- The balance sheet, which had tracked slightly off, now matches the monthly budget accounting to the penny.
- The monthly budget report shows we are trending over on a couple of items, particularly garage maintenance and tree removal. The treasurer and the president will review the capital budget projections and run a pro forma evaluation to see if some adjustments should be made.

PROPERTY MANAGER'S REPORT, MICHELLE JOHNSON

- Bids are out to repair the foundation of the garage for 388 Lyndfield Close.
- Bids are out to paint the front porches on Beechmast.
- Termite Inspections of garages will take place on Thursday from 8 - 4. If you need a specific time slot contact Pest & Termite.
- Pressure Washing for the townhomes that were not washed last year will take place July 18th to 22nd. These will include homes along Beechmast, Sycamore, Weymouth, Linden, and Whisperwood.
- Gutter cleaning will take place between June 3rd and June 6th.

OPEN FORUM

- Sheila Beaudry asked about the rules related to grill placement. John King explained when in use grills must be placed 10 feet from the building exterior to avoid heat damage to the siding. You may store grills anywhere on your property.
- Ellen Shannahan asked about the line item on the budget for legal fees showing a spent amount of \$1200. She also asked about the HOA tax status. The treasurer, Martha Martin, who is absent from the meeting will respond to Ms. Shannahan by email.

NEXT COMMUNITY & BOD MEETING

May 21st at 9:30 AM, The Gathering Place

10:05 AM Meeting Adjourned.

Respectfully submitted,

Diana Sinisi, Secretary

Abbreviations:

CSG – Countryhouse Service Group V HOA

HOA – Homeowner's Association

BOD – Board of Directors

FHA – Fearington Village Homeowners Association