

Community & BOD Minutes

Countryhouse Service Group V, Inc.



DATE	July 16, 2024
TIME	9:30 am
MEETING CALLED TO ORDER BY	Larry Hicks, President

IN ATTENDANCE

Board members: Larry Hicks, Suzanne White, Tom O'Connell, Diana Sinisi

Quorum established.

Committee Chairs: Larry King

Mill House Director: Michelle Johnson

11 HOA members who introduced themselves

MOTION TO APPROVE THE CONSENT AGENDA

Motion 07-03-24, Approved 7/18/2024, Larry Hicks moved to approve the consent agenda with the following change to name on Motion 6-05-24: Changed typo Larry White to Larry Hicks. Diana Sinisi seconded the motion. Suzanne White and Tom O'Connell were in favor.

PRESIDENT'S REMARKS, LARRY HICKS

- **Landscaping Surveys and Close Meetings:** As the board continues to review the results of these input sessions, we are considering the following changes:
 - Consider separating contracts for mowing and blowing from pruning and beautification to provide more qualified workers where necessary.
 - Determine the added cost for several items identified (such as to use push mowers in lieu of rider mowers) by using a cost/add approach to the RFP.
 - Use volunteers to represent their Closes under the direction of the Landscaping Committee.
 - Separating tree work apart from the Landscaping Committee to be an independent committee.
- **Landscaping Committee:** Carol Wade has stepped down as Committee Chair. She will remain as the Board liaison. Keith Bruckner, who is the current co-Chair, will remain as the acting Committee Chair.
- **Property Management Breach** – Law enforcement continues to investigate and there is no update at this time.
- **Brightspeed** is working with their lawyers to provide an installation contract based upon our comments.
- **Fines for Deer feeding** continues. A second fine was imposed upon a resident.

TREASURER'S REPORT, LARRY HICKS

- The May finance report was issued with the agenda and shows we are on track with budget spending. The June report is delayed because the Pinnacle savings account that was shut down is not back online yet. All other accounts are up and running. We expect to send this report in a few days. All accounts are in order within budget.

PROPERTY MANAGER'S REPORT, MICHELLE JOHNSON

- Siding power washing will continue through the 22nd of July. Initial reports are that the contractor is doing a good job.
- JCNJC have finished painting the front porches. They did a good job.
- CTI completed work on the brick way repairs. There were several complaints, and some have not been sufficiently remedied. The vendor will be called back to fix these.
- We have received one quote for 16 garage windows. And we are waiting for another.
- Tree removal/pruning contracts have been approved for: 467 Beechmast, 417 Wintercrest East, 350/351 Weymouth, and 363 Linden Close.

ON-GOING ITEMS THE BOARD IS ADDRESSING, LARRY HICKS

- The 2025 landscaping RFP will be sent out by the end of next month.
- The Mid-year budget review will occur in August.
- We will draft a budget for next year this summer and have an approved budget for 2025 in November.
- Roofing estimates are due this month.
- The Finance Committee is building a Business Process for budget planning and reporting.

MAINTENANCE, JOHN KING

- CTI is still onsite working on repairing brick paths.
- The Maintenance Committee is working with the Drainage & Erosion Committee to correct some routine flooding in some areas of Countryhouse.
- Due to the heat deck inspections have been pushed back to late August when the weather cools down.
- In August, the Maintenance Committee will submit a chart showing annual maintenance requirements. This will help with budget planning.
- We've had a good bit of garage damage. One that was termite ridden. The concern is that the termite inspector did not report this. Nor did they report leaky pipes, or insulation down in crawl spaces. We need to be sure to include this in our contract
- Damage to the trim on the side of garage doors is costly. And it is a homeowner expense. Trusted Son has been repairing some of these. The common cause is cars backing into the garage.
- Settling issue at 388 Lyndfield Garage – Roots of a tree that has been removed have caused structural damage to this garage and the garage for 387. CTI recommended tearing down the garage at 388 and rebuilding. We are waiting for a quote from Tarheel basement.

OPEN FORUM

- Tony Daniels asked if the proposal for a new nature trail would be approved. Larry Hicks said that if it doesn't contribute to erosion in the area, and that the adjacent neighbors are notified we don't have a problem with it. He will issue an email after the board meets today.
- Ellen Shanahan asked if we are going to update the reserve study this year. It was last done in 2020. Larry said it would most likely happen next year.
- Randi Wilder asked what would be done about the berm near 501 and 503 Beechmast. Water is washing away what little dirt remains. Can we add landscape timbers? Larry Hicks stated we are addressing berms throughout Countryhouse and how to solve this problem.
- A member stated that the new website looks good. It was created by Brian Krapf of Low Fat Designs under the direction of Suzanne White. www.countryhousehoa.org Others agreed. Dick Alexander asked if motions may be found on the website. Suzanne White stated they are and showed him where to find these.

NEXT COMMUNITY & BOD MEETING

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

10 AM Meeting Adjourned.

Respectfully submitted,

Diana Sinisi, Secretary

Abbreviations:

CSG – Countryhouse Service Group V HOA

HOA – Homeowner’s Association

BOD – Board of Directors

RFP – Request for Proposal

HOG – Homeowner’s Guide

FHA – Fearrington Village Homeowners Association