

Community & BOD Minutes

Countryhouse Service Group V, Inc.

DATE April 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, Tony Daniels

Mill House Director: Michelle Johnson

28 HOA members

MOTION TO APPROVE THE CONSENT AGENDA

- **Motion 04-01-24, Approved 4/16/2024**, Larry Hicks moved to amend the agenda to include a memorial bench installation for Lexie Simpson. Carol Wade seconded the motion. All board members were in favor.
- Member, Ellen Shannahan, noted there was a typo in the Finance Monthly report with the year written as 2023 instead of 2024.
- **Motion 04-02-24, Approved 4/16/2024**, Larry Hicks moved to approve the consent agenda. This includes February's meeting minutes, the current agenda with the amendment, the March finance report with the typo understood, the manager's report, and the motions issued with the agenda. Carol Wade seconded the motion. All board members were in favor.

PRESIDENT'S REMARKS, LARRY HICKS

Larry welcomed the members and stated that the purpose of today's meeting was to begin the process of gathering information to determine what needs to be included in our 2025 landscaping Request for Proposal. This will go out this summer. We will need to determine the affordability of some items and establish a list of priorities.

Landscaping, including trees, is the largest budget item at Countryhouse with nearly \$250,000 allocated. Member input will guide this process. After today's meeting, we will hold sessions within each Close to determine their specific needs. Members who did not attend today's meeting will have the opportunity to complete the survey and return it by email.

After roofing replacement, the community identified landscaping as the biggest issue at Countryhouse. With the roofing committee formed and managing the roofing project with scope, schedule and capital budget established. The board and the landscaping committee are ready to tackle improvements to landscaping.

TREASURER'S REPORT, MARTHA MARTIN

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

Martha informed us that in 2024 we were able to hold our HOA Insurance rates so that we saw only a minor increase. This is our second largest cost item after landscaping and one that we get a lot of questions about. Therefore, we are dedicating the June 18th Community and Board meeting to this issue. There will be three industry experts available to answer questions. about our HOA policy and about your personal townhouse coverage

- Our own HOA member, Pat Arnold, is an insurance expert and former insurance instructor,
- A member from the NC Department of Insurance,
- And our HOA insurance representative from Morris Agency

Look for future emails requesting your questions ahead of the meeting.

PROPERTY MANAGER'S REPORT, MICHELLE JOHNSON

- Bartlett will be on site 4/20/24 to remove a tree at 425 Wintercrest.
- A structural engineer has completed their evaluation of the foundation at the 388 Lyndfield Close garage.
- Termite Inspections will begin in May.
- Pressure Washing for the townhomes that were not washed last year will begin in early summer. A member asked that the list be sent to members.
- Gutter cleaning will take place this summer.

LEXIE SIMPSON BENCH, LARRY HICKS

Jean Hamilton, representing the Friends and Family of Lexie Simpson, requested permission to install a black metal bench to honor her friend. The landscaping committee will approve the location.

Motion 04-03-24, Approved 4/16/24, Larry Hicks moved to approve the installation of a bench memorial for Lexie Simpson by the Friends and Family of Lexie Simpson. Martha Martin seconded the motion. All board members approved the motion.

LANDSCAPING INPUT SESSION

Suzanne White and Betty Robie led the group through a well-organized session to gather member input through a survey, group work, and a ranking sheet. The session was organized as follows:

- Members completed the surveys individually.
- Then they split into 9 groups of 3, and one group of 4.
- Each of 10 Landscaping topics was given 3 minutes for group discussion.
- The groups posted onto shared boards with sticky notes the items that they believe work well and items that require improvement.
- Members ranked the 10 landscaping topics as a priority to them and then submitted their ranking sheet and their anonymous surveys.

Facilitators will cumulate the results from the surveys and the group discussions and distribute them to the community later. We will be offering additional opportunities for landscaping input through an online survey and sessions within individual Closes. Community input will help guide future enhancements to landscaping services and help inform the scope for services moving forward.

OPEN FORUM

- Phil Coyle of 471 Beechmast requested 1 dead tree and 2 trees with broken branches near his unit and 472 Beechmast be tended to. Carol Wade, Landscaping Chair, will follow up.
- A member complained that she had experienced internet outages without notice. Tony Daniels said that the FHA had legal representation issue a cease-and-desist notice against Brite Speed to stop work until plans and a schedule were issued.
- Tony Daniels reminded all that April 27th from 1 pm to 5 pm is the Fearington Founder's Day Festival. There will be a 70's theme and you're encouraged to dress in 70's garb. There will be many events including a DJ, live music, Karaoke, food, wine, beer, memorabilia, dancing and more.
- A prelude to the Founder's Day celebration, the Countryhouse Spring Social will be held on April 20th from 3 pm to 5 pm at the Wealdstone cul-de-sac. Music and beverages will be provided including a wine tasting table. Bring a dish to share.
- Betty King, former landscaping committee chair for Countryhouse for 15 years, stated that in the past a \$30,000 allowance for new plantings was an item in the budget. Climate, deer, age, and condition are reasons why plant replenishment is vital to maintaining our landscaping. She said that once we let plant replenishment go, it is very difficult to get back to the original landscape.

NEXT COMMUNITY & BOD MEETING

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

11:15 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