

Park Village Homeowners Association  
Thursday, November 21, 2013  
7:00 pm  
Annual Meeting

AGENDA:

A. Call to Order/Quorum:

Discussion of what a quorum is; 21 proxies came into the office of RS Fincher and then the people here make up the rest. Therefore, there can be no voting for new appointees for the board. Bill Phillips is stepping down as President. Introduction of all officers, RS Fincher – management company, Julie Worthington – business assistant.

B. President's Report:

Target area this year was: playground area, sidewalks were placed in by the playground by the Town of Cary, clubhouse was rekeyed due to fire marshall request, new television in the clubhouse as well as DVD for clubhouse rental, clubhouse was power washed and repainted, new pool pump was installed – stainless steel pump, baby pool painting/concrete work, diving board cracked as well as bracket.

Contract for Pool Pros was for the swim club was reinstated with changes made to accommodate the daylight hours since there is insufficient pool lighting early and late in the season due to visibility. Hours were reduced to accommodate this, lifeguards were adjusted as well to accommodate the swim team hours as well as reducing 3 to 2 lifeguards during certain hours.

Pool swim team had a total of 60+ families join but their record for the season was 0 – 6. 95 kids on the swim team. New website was created to view information on line. Thanks to Tracy Asbill for her dedication to the team with means by which to pay for items.

Fountain was added to the pond at Martins Point. Cost was for the pump but a grant was for the transformer. Purpose was to reduce the mosquito concern.

Landscaping – new company is being considered with 5 bids to be viewed. A new company will be in place.

CD's came up for renewal. They are staggered in their dates of renewal.

Positions open: social committee chair, community watch chair, playground committee.

Fence along Park Village Drive; hope to go with a PVC fence to replace 1800 feet of wood fence plus the mini parks.

We need to look at the irrigation system that are not updated and parts are not working.

Mini parks that lead to the greenway have washout from the severe rains that needs to be addressed: Deep Gap/Swan Quarter and Old Dock are the primary concerns. We would like to go concrete on those.

Vandalism at the park: discussion about adding lights. Problem is no power is available in that area; solar lights were considered but the price is costly \$5000. Double edged sword: do we want the area lit to invite more people to hang out or leave it well alone. Ron Fincher said he would meet with Duke Energy as to the meter base and then consider lights with timers; primary cost would be to bore under the street.

ParkVillage.org is the website to be a go to for further communications about the community as well as other communities to be informed as to what is happening; good and bad. The yahoo group is also out there that shares information; it is not an official extension of the board.

### C. Treasurer's Report:

Fiscal responsibility ; we look for grants, try to be fiscally responsible. Budget was available to be reviewed for the people present at the meeting.

Current reserves: about \$250,000 which is not sufficient for the size of our community. The page that has 2014: actuals, expenses, swim team, social committee.... Monies left over are transferred to the reserves at the end of the year. Want to emphasize the digital venue for gaining information because the mailing are so expensive 4 times a year for 605 homes. The aesthetics of the development are huge factors in maintaining the look; pine straw \$14,000; contract for the pool \$51,000 .

Every 5 years a reserve study is done to assess what our expenditures are going to be over the next few years; ie. Sidewalks, retaining walls, fence replacement (maintenance free). Landscaping will have to be considered down Davis Drive once the fence is replaced. Focusing on specifics to spruce up the development. Irrigation is another expense coming up.

Overall, financially we are in good shape.

### D. Open Forum:

Question from the floor: dues increase. It was considered but rejected by the Board for this year. The idea is to have smaller increases over a time period, it is on the radar, nothing for next year, but can be considered as the community ages. The reserve fund study suggested that we should have had an increase but the Board chose to delay this due to the economy. The reserve study is available upon request if you email [ron.fincher@rsfincher.com](mailto:ron.fincher@rsfincher.com). Suggestion is to let the community know the positives for the dues increase as they come up. It is an 18 year old community. Educating the community would be key.

We need 2 more positions to be filled. Commitment: meet 7 times a year; 4<sup>th</sup> Thursday of the month; go through the agenda, January, March, May, June, August, September, October, November, December. If something comes up that the board needs to approve we have electronic communications with 100% agreement. We need people on the social committee.

Ian Small has been appointed.

Louis Makoczy – another neighbor will join the ACC committee.

Discussion regarding wrecked car on Swan Quarter.

Discussion regarding parking in the streets. You can call the Town of Cary and have the car ticketed for parking violations but the HOA is limited as to what we can do as a Board.

Brad has been reappointed.

Meeting adjourned: 8:17 pm without a quorum