

Park Village HOA Board Meeting
Thursday, June 26, 2014
Park Village Clubhouse
6:00 PM

AGENDA:

I. Call to Order: 6:00 pm

II. Establish Quorum

Brad Cook, Ian Small, Susan Makoczy, Karen Daniels – present

III. Architectural Control Committee – review revisions to guidelines – Lou Makoczy and Michael Cohen

PVHOA proposal for new standards and revisions/updates.

Process:

1. Let the membership know that the Board has ratified and approved the documents for implementation. It does not need to be ratified by the community. The community must be notified of the changes and receive a copy of the changes. Discussion as to revisions that highlight siding (total replacements not fixing) and various other changes were discussed.

Recommendation: Notice to the homeowner's that if there are concerns regarding pending changes can be discussed at the annual meeting.

Discussion of specific changes under Table of Contents were reviewed with the ACC and the Board.

Action Item for the Board: To discuss items, such as fencing/siding, that were previously existing prior to purchase and how to determine who is liable for what violation.

Action Item for the Board: All comments, suggestions or changes you want to discuss, send an email or doc.link to Michael Cohen.

IV. Guests/Fence/Swim Team:

1. Big Jerry's Fence Company:

- + vinyl fencing sample shown, aluminum insert so to avoid rusting
- + posts go 2 feet in the ground with concrete in the hole
- + pickets are tongue and groove;
- + his concerns are existing fences butting up against the new installed fence

- + questions from Big Jerry regarding eavesments and utilities that are in the fencing area;
- + lattice is on all the fences currently; 5 feet of fence and 1 foot of lattice is the replacement measurements
- + interlocking system
- + warranty to be emailed during the meeting
 - lifetime on installation and craftsmanship as long as it is not with regards to tree roots; they will cover sag
- + HOA would be the purchaser
- + individual panels can be replaced due to damage and/or pickets
- + top of the fence would be external pyramid style in their brochure
- + rails can be shifted up and down due to grading of the landscape
- + with regards to vandalism: he will get back to us regarding graffiti damage
- + all for saving money where we can; alot of fence to be replaced; the old fence could be taken down and dropped off around here;
- + take down and put up in the same day; a crew (about 3 people in a crew) taking it down and the crew behind them putting in the new fence; a month turnaround weather permitting;
- + disruption to the residents would be if they are butted up against the existing fence;
- + will need access to water not electricity
- + material to be ordered per week; to reduce storage concerns; allows the supplier to keep up with the delivery to his company
- + concern: clean up on a daily basis from his company; if material is not placed into the ground he will place the unused materials in the buffered area
- + concern: that kids will try to knock down the fence before the concrete has not hardened yet so that there is a duplicate of installation and setting – should set in 24 hours
- + financials: deposit is usually 65% for the cost of materials;
 - can break it down into phases and paid out in that manner as the project goes
 - break is down into sections, it is a percentage of the project and break it down from there, need to look at the footage to order the correct amount of materials
- + Big Jerry will provide the information regarding the monies involved in 4 phases and other developments that we can see

2. Pool/Life Guard Concerns – Bob Pierre

Comment from the swim team that at the last swim meet the power went out. This effected the freezer, outlets in the guard office.

Action Item for RSFincher: Have the electrician check the breakers to see if there is a concern. Pump house hinges are coming off, need to be repaired.

Comment from the Board: please keep pump house door closed.

Concern: Bob Pierre personally rescued 2 children from the pool that were non-swimmers. He is recommending that some type of band system. Bob Pierre will send information regarding floaties, supervising children that are non-swimmers. The pool management company has institute that if a child cannot swim, unassisted, from the diving board to the ladder, cannot be allowed in the well.

Action from the Board: Provide Bob Pierre a list of rules that govern the pool.

Action from the Board: To further discuss the use of a mermaid designed costume to practice in the pool/use in a social event type of environment. Michelle Brandl 919-812-4537; ivoryleopard@yahoo.com.

Request: Can there be some type of adults only time to be designated, without a lifeguard, so that adults can exercise? Karen Michailo; kamichailo@aol.com; 919-349-3687 @ 108 Old Dock Trail.

3. Guest: Sue Hannum – wants to join the Board, 919-633-0054; suehannum@yahoo.com; 111 Deep Gap Run.

Guest: Karen Michailo – wants to join the Board as well as Neighborhood Watch Committee.

4. Gavel Club: Kelly McBride-Ni

Parents are initiating the club, for resident children 9 – older, children will be running the club. “Youth Leadership Club” is their agreed upon name, with bi-laws, elections. Club has been pre-approved to use the facility. She will type of information for the website. First official meeting will be this Monday, June 30 in the clubhouse.

V. Review of Board Meeting Minutes – May 2014

Meeting minutes approved and second.

VI. Committee Reports:

a. Grounds Committee:

Landscaper is doing exactly as proposed. Plants will be trimmed as they get larger. Trimming of trees is not completed on Jenks Carpenter. The front is looking better. Planting in the front is 100% better than prior. Knock out roses, as presented in their initial drawing, are close together but in reality they appear to be much closer to the signs.

b. Architectural Committee:

Log request review: Michael Newhouse: canopy was deemed to be removed as per the ACC. To date the canopy has not been removed.

Action Item: Fincher will send a letter stating 30 days to remove the canopy and then fines will be levied.

c. Playground: waiting to hear from lights on Duke Power and waiting for quote on the mulch.

d. Pool Swim Team:

93 swimmers are registered; one the last meet by 3 points, website working well; monies have not been transferred from Fincher to date Action Item for Fincher.

e. Clubhouse:

Recommendation from previous quote was denied by the provider. Motion to defer cleaning until annual meeting.

f. Social Committee

Natalia – coming up with some great ideas; would like to kick up the music night for kids for second Saturday for free. Action Item: Karen will email Natalia further details.

VII. Covenant Violations – reviewed and discussed

VIII. Treasurer's Report:

a. Financials in Package: discussion of specific people with regards to homeowner's who owe money to the homeowner's association.

Action Item: Who is Robert Gibson?

b. Swim Team – Financials in Package – previously discussed

c. CD Rate Sheet – currently \$44,000 in a CD at .15% but another bank North State Bank is offering a special HOA rate at .40%; we motion to move to the new rate, second and approved to lock them in for 24 months.

IX. Ponds:

- a. passed inspection on one pond that requires an annual report
- b. Jones monitors the other ponds.

X. Old Business:

- a. Fence Replacement: waiting for email response for phase prices and recommendations Big Jerry's provides. Harrison Fence is the other contender to replace the fence.
 - 1. going with the color white
 - 2. letters have to go to the people that live on Davis Drive to notify regarding the fence change and buttment changed.
 - 3. project could start in July
- b. 314 Old Dock – tree quote – still pending
- c. Clubhouse cleaning will be done prior to the annual cleaning
- d. Park Village.org change has been made
- e. Pool chair quote: transporting new chairs from manufacturer to be here to be ascertained; approval to pay for new chairs
- f. Trash Enclosure –
 - 1. City of Cary will only allow 4 roll out carts and no more as compared to the dumpster disposal. Monitor the dumpster area for a couple of weeks. Check prices on dumpster costs. Action Item for Fincher.
- g. Duke Power – no information to date
- h. Park Village Bus Stop Patio and Erosion Control – quote – deferred until later date.

XI. New Business:

- a. Acceptance of 2 new board members: Karen Michailo and Susan Hannum. Motion approved and second.
- b. Acceptance of Brad Cook resignation from the Board: Motion approved and second with an effective date upon installation of new security cameras with a goal of August, 2014. A contract will be drafted by Brad to continue to maintain the website. Document to be typed by Brad for passwords and information.

XII. Executive Session:

a. 312 Old Dock – yard work to be done via letter or else Fincher will start fining him.

XIII. Management Report: withdrawn and previously discussed.

Motion to adjourn: 10:00 pm

Respectfully submitted: Susan Makoczy