

Park Village HOA Board meeting  
Thursday September 25 2014  
Park Village Clubhouse  
7:00 pm

### Agenda

1. Call to Order: 7:04pm
2. Establish Quorum
  - a. Brad Cook, Ian Small, Karen Daniels, Karen Michailo, Sue Hannum
  - b. Ron & Julie - Fincher representatives
3. Guest - investment market trading - Dale Spruill

Discussion on the name - suggestion of "Market Watchers"  
Dale will be the organizer, but cannot commit to run it all  
Dale will send us his waiver form, KarenM to neutralize  
HOA will provide clubhouse on Wednesday, once per month, w/wifi  
Action Items:

Dale: blurb to HOA email on Market Watchers  
Ian: send blurb to Park Village yahoo group  
Brad: put on website in committee section, link to waiver

4. Review of Board Meeting Minutes August and revised June 2014 minutes

Next HOA meeting - closed  
Oct 13 7pm

#### Action items:

Adult pool time - for April board meeting

#### Cameras:

Brad installed 2 cameras in the pool area towards the garbage can,  
drive entrance to parking lot.

Ian wants one pointing to the pool, one or two pointed to chemical  
house where dvr lives [system can support up to 8]

- Approved: installation of 2 additional cameras, location placement  
as recommended by Brad, reviewed via email by the board

#### Brad Cook:

- Resignation pending two items
  - Installation of 2 cameras as above

- Request to join the board by a member of the Park Village community, to replace the last spot on the board that Brad would be vacating
- Website contract
  - \$100 / yr
  - Action item: who owns the domain name?

One side of the street parking – discussion by Ron:

- Talked to Cary PD, officers have been sent out at night to look at the road and the placement of the cars
- We would not get the LT recommendation, as with one car per side, there is sufficient space for an emergency vehicle to pass (one car 1 ft from the curb)
- Without the recommendation, there is little chance to get the help of the Town of Cary in enforcing one side per street parking
- Keep the information in case people ask.

June minutes approved

August minutes approved, with change “Tammy” → “Julie” under attendees

## 5. Committee Reports

### a. Grounds Committee

Discussion on how the grounds look - all look fine

Discussion on traffic power box by the front of the neighborhood

Discussion of AT&T parking on the grass instead of on the street.

- Ron to talk to the supervisor for AT&T - this month
- If that doesn't work, consider a sign to place at the location - action item for next meeting

### b. Architectural Committee

Board & ACC met last week, productive, reached a consensus on most items

Fencing to be discussed as it comes up, esp as it pertains to color and to materials (eg vinyl)

Action Item: ACC will come up with another draft prior to the annual meeting (october goal for changes)

Action Item: will post on the website (brad) , park village yahoo group (notice) - lan  
once it has been finalized

Louis is in charge of the ACC but no longer lives in the

neighborhood

Ron to contact Louis to find out his plans to stay  
Jeff is coming off  
Michael is on

Request log:

\* TODO: Julie to send a letter if tree limbs are not picked up tomorrow for in front of Millers Creek house

c. Playground

Mulch has been installed (Certified playground mulch)

2 picnic tables under shelter that had been chained under the shelter:

Chains have been broken on one, used by kids to climb up on the roof resulting in some broken shingles. Mark has repaired the shingles, but needed to get 18 more yards of mulch (\$422+change more) - will charge only for the mulch, not for the labor to put it down

KarenD motion, KarenM seconded

Ron: Equipment is ok dated. Swings are in good shape

d. Pool / Swim team

Petty cash - visitor fees

- Key was in the bag that Brad gave to Ron
- Action item: Determine who keeps the pool petty cash, instead of the pool company or the HOA management company.

Swim team - Will come to October meeting to give a final financial report - closed meeting except for the swim team.

e. Clubhouse

Nothing

f. Social committee

Nothing

g. Community watch

Karen M -

- Planning doc will be available for annual meeting plus a sign up sheet
- Brad - action item - post to website, post KarenM contact information
- KarenM - action item - post to yahoo group, pointer to longer information that Brad will post on the website

ActionItem

- KarenM to review Cary PD Act as Agent agreement
  - needs to be notarized (TBD at RS Fincher office, talk to Tammy)
  - will bring it to RS Fincher, they will send it in.
  - secondary contact either Sue or KarenD

h. Violations log

Ron to determine if we need a fines hearing for several people

i. Financials

Grounds maintenance -

July - there was an additional line above Pinestraw that is called "Maintenance and improvements" but that line is not in the August spreadsheet

\* TODO: Julie to follow up on what is going on

Balance summary (page 28)

\* Can we get an aging so we can tell how old the fines are?

Motion: Karen to write off 6 items of bad debt (page 30) that are marked as "need to write off as bad debt"

Seconded by KarenM

6. Old Business

Fence:

Material ordered, should start arriving next week. Once they receive the material, they will start replacing. Will start at Davis Drive both sides of entrance.

TODO: Ron will get quote on getting vinyl replacement for around

the trash enclosure at the pool, preferably by the same company, Seegar

TODO: Ron to get a new pool rule sign before the start of the next season

#### Trash enclosures

Cameras have been installed

Republic contract (page 58)

\$86.15 per month, would save \$200 for not putting a new trash receptacle

Term is 36 months,

Ron action item:

- Does the \$86.15 cover the environmental fee and admin fee ?
- Find out what the bottom line is for all three years (not just the first)
- Want to start the contract now, instead of waiting for March

#### Duke Power

page 59

\$1899.54 + \$376.04???

Ron action item: Clarify what the numbers mean, how things add up

- What is our monthly cost

Lowest wattage is 75 watts

2 light fixtures, \$8.06 per month

Can update from 75 watts, pay for service fee to upgrade but no re-boring

\$1899.54 to bore to get electricity across the playground

Board motion: Go with two wood poles, 75 watts lights per pole

Parking one a single side of the street  
nothing for now

#### Quote for pump house door

KarenD to motion to get work done

KarenM to second

Ian would have liked to get a second opinion

Sue proposes that for under \$1K, if we are using a vendor that we have used in the past and are pleased with, that we don't need a second opinion, but for any dispute re: previous quality of work or \$1K+ for cost, a second opinion is highly valued and should be sought.

**Salt System:**

1. take over & buy existing system -  
generally not an option that has been taken
- 1a - research a new salt system from a different company?
2. Lease system - they will maintain it  
Cost is high per month  
Expensive parts  
\$250 / month
3. Go back to chlorine injection  
Most pools used this

Ron - TODO - go back to Pool Pro

Why is the contract terms / length different for Pool Pros and the salt system

Will talk with American Pools to see what alternatives are out there for comparison

Note: This is the 3rd year with pool pros – we have generally been pleased with them, but need to get the salt system issue sorted out

**2015 draft budget**

- Table for October
- Consider sealing and marking the parking lots for the pool
- Consider additional for landscaping now that the fence is going up, to augment existing vegetation that has died due to being pruned and topped for power lines
- What kind of upgrades do we need to do to the neighborhood
  - Probably a conservative year

**7. New business**

Prune tree in common area:

\$500

Sue motion, KarenM second

Ron: get the tree pruned by Allen

Annual Meeting packet

Brad to do presidents report

KarenD to be in the Bahamas at a wedding

Ron - will have to go to a one page for the proxy to tell them about the theater ticket to stimulate interest.

Ian - to present treasurers report to annual meeting, Ron to provide highlights to Ian

Ron to put together a ballot update  
KarenM and KarenD to run again, Brad to handle adding names for nomination to add to the list of

TODO: Review annual meeting packet, send comments to the group - nailed down by the Oct 13 meeting

Risk D&O contract  
page 77

\$219 per year covers board member mistakes for all  
KarenM to approve, Ian to second  
Ron: get contract started

8. Executive session

Late Fee discussion  
p 84

Motion: KarenD, seconded by KarenM  
Waive the late fee

Brad - HOA services agreement - website hosting services

\$100 annually  
Hosting and under an hour of work (Brad todo: add this under-an-hour to his agreement)

KarenM to send a paragraph on mutual indemnification

RS Fincher

\* Changing accounting software so residents can check their accounts, pay account online  
\* Contract is up end of 2014, has a contract available for 2 years  
\$5.10 / house  
Going rate is \$7 / house

Motion to adjourn: 9:56 pm  
Respectfully submitted: Sue Hannum