

Park Village HOA Board Meeting  
Thursday January 29 2015  
Park Village Clubhouse  
7:00 pm

## Agenda

1. Call to order
2. Establish Quorum
  - a. Ian Small
  - b. Sue Hannum
  - c. Karen Michailo
  - d. Jane Xie
  - e. James Bernier
  - f. Ron Fincher
3. Guest: Charlie Williams
4. Review of meeting minutes
  - a. October 13 2014
    - i. Motion: Karen, Second: James
  - b. Annual meeting September 2014
    - i. Approve at next annual meeting – post as draft, unapproved
    - ii. Ron will email me attendees + proxies, put in the annual meeting
    - iii. Send to Brad to post on website (all three) [done]
  - c. December 04 2014
    - i. Motion: Karen, James
    - ii. Action item: Send visa gift card to Brad as thanks
5. Committee reports
  - a. Grounds
    - i. Jones keeping things up, Ron watching
    - ii. Ron to get with Jones on trimming per pond reports
    - iii. Todo for Jones to clean up Davis Drive fence line 20' buffer from fence to homeowner property
    - iv. Irrigation
      1. There are 2 meters outside of clubhouse – note from Town of Cary – one of the meter to irrigation appeared to be leaking, shut

the water off at the meter at the moment. Will have to resolve in spring, Jones contract, they will have to check for the leak at that point in time.

- v. Entrance of mini parks
  - 1. Ron todo: Get price of power washing arches, pruning bushes and painting arches; compare to price with Jones to start over with entrance ways but pruning bushes, remove wood
- b. ACC – Sue
  - i. 2 new members who want to be on the ACC: Robert and Charlie – board glad for the interest and ok with addition
  - ii. Discussion about Sue transitioning from liaison to member of both – after discussion, Board is ok with Sue being member of both
  - iii. Louis stepped down, gave transition information to Sue
  - iv. Continuing members: Jeff, Mike [chairman]
  - v. Sue todo: get ACC thoughts on opening it up and getting more new members from the community
- c. Playground – James
  - i. Nothing to report
- d. Pool / Swim team – Karen
  - i. Karen will start conversation about fundraising for the summer
  - ii. The board will match up to \$3k – they will have to earn the first \$3k
  - iii. Changing pool drain covers approx. \$1,700 [NOTE this does not include the kiddie pool so price will change]
    - 1. Every 5 years have to put in double drains in bottom of the pool
    - 2. Covers cost of drains and engineer's letters
    - 3. FYI – required to open the pool
  - iv. Ron todo: to check if it was budgeted for 2015 – capital improvement or normal maintenance
  - v. There is a water leak in the pool (page 3 in additional packet from Alie Greiner)
    - 1. Ron todo
      - a. Motion: Karen M, second by Ian: to get Ali to get leak check scheduled – they will let us know a quote to fix what is broken
- e. Clubhouse – general
  - i. Ron handles rentals – lights have been changed to LED type lights
  - ii. Heater works fine
  - iii. Check microwave – it is not heating food
    - 1. Ron check on getting a new one with a decent capacity

- f. Social Committee – Jane
  - i. Ian suggests calling a meeting. Community watch is doing a BBQ; social can join to get kicked off
  - ii. There is a budget already
  - iii. Work with neighbors about garage sales
- g. Community watch – Karen
  - i. Had first meeting – 19 people there, Cary PD and canine officer and K9 present
  - ii. Handed out watch manual
  - iii. Take away – everybody in attendance was going to get names / phone numbers for at least 3 neighbors
  - iv. Next meeting is in February
    - 1. Get tips to distribute to neighborhood, plan April / May get together
    - 2. Getting information to get signs for neighbors to put up
    - 3. Has worked with mail theft situation to look out for people who could have been involved
- h. Gavel club – Jane
  - i. Had the first meeting in January – 2<sup>nd</sup> Wedn of the month
  - ii. Had about 10 people show up
  - iii. Well received – lots of homework given out
- i. Mom’s club – James
  - i. Meet every Wednesday morning
  - ii. Having a great time, enjoying the toys
  - iii. Core of 3-4 people, occasional extras depending on schedules (usually no more than 6)
  - iv. Question from Ian – in relation to cold / flu season: do moms clean the toys before using them? James’ wife will check if they want us to provide supplies
  - v. James – ask moms if they want to sponsor Easter egg hunt
- 6. Covenant violations
  - a. 2 in packet
  - b. Ron will be doing drive around to check for remaining Christmas decorations
- 7. Architectural requests
  - a. No comment
- 8. Treasurer’s report
  - a. 2014 – mostly under budget
  - b. Ian – Question from email on appreciation of items and items being on the list

- c. Ian – Question on reserve – interest income month to month
  - d. Ian – Question on CDs – to Sherry – Ron to have Sherry to respond to Ian –what to renew and for how long
    - i. Auto-renew as 2 staggered, keep them as separate CDs, same values for 2 years
    - ii. Motion: Ian; seconded James
  - e. Karen – homeowner balance summary – negative are prepays
  - f. Ron will be using a new software system where homeowners can go and check their own accounts
  - g. Ian request – Ron to provide list of adds and deletes for past 6 months (adds/deletes to neighborhood) – send to Karen M as well
  - h. Homeowner balance summary – some people pay in advance
  - i. Ron to check on those who are on payment plan who are not paying monthly
9. Old business
- a. Fencing
    - i. Everything has been done, will have another walkthrough
    - ii. Recommend
      - 1. Pay \$28k now, hold back the rest pending walk through
    - iii. Motion: Ian; Seconded Karen
    - iv. Ian to meet Ron at the cemetery to check out the fence
  - b. Fountains at Bell Arthur pond
    - i. 2 quotes: FutureConnections and Duke Power
      - 1. To get electricity there to put in the fountains
      - 2. Run the power to the meter base – Duke
      - 3. FutureConnections will do the meter base
      - 4. Motion: Sue, Seconded Karen
    - ii. Fountains: Ron recommends, has installed at another pond
      - 1. James / Ian confirms the amount budgeted for the fountain
      - 2. Take money from budget for pond new fountain;
        - a. Add any remaining from Sherwood monies, and take rest from the reserves
      - 3. Motion: Karen, seconded James
    - iii. To start immediately
  - c. Cemetery fence repaired, grounds cleaned up
    - i. Talked about
  - d. Leak in pump room
    - i. Heater was going (not an insulated room) – blew out backflow preventer; all been taken care of
    - ii. Ian and Ron to determine if pipes can be insulated before next cold snap

- e. Fence repaired behind homes on Castle Hayne
  - i. Seagers is going to do it, already been approved

#### 10. New Business

- a. Blue mailbox drop point
  - i. Not going to happen
  - ii. Cary postmaster general not responding
  - iii. Per other postmaster, no more blue mailbox drop points are being installed
- b. Audit report for 2013 – verified with no concerns
  - i. For us to review, nothing to act on
  - ii. Note: report for 2014 is not yet done or presented
- c. Pond reports
  - i. Jones to work on landscaping
- d. Email from 206 Mint Hill – additional trimming of Bradford trees
  - i. Have not done this for others
  - ii. Ron and Ian to check out the tree structure and shape to determine if we need to replace the tree(s)
- e. Question on motion lights for behind dumpster
  - i. Table for next meeting

#### 11. Discussion on ACC standards proposal

- a. Much discussion
- b. Sue todo: check re the door color – if the ACC will allow a change without submitting for approval
- c. Motion: Sue, Seconded James
- d. Sue todo: send it to Brad for website, put it out, welcoming the comments. Comments are welcome to [pvhoa@parkvillage.org](mailto:pvhoa@parkvillage.org)
- e. Sue todo: send note to ACC that we have approved what they have recommended

#### 12. Executive session

- a. <redacted>

#### 13. Adjournment

- a. 9:48pm

#### 14. Next meetings:

- a. March 26
- b. May 28

- c. June 25
- d. August 27
- e. September 24 (Annual – move from original)
- f. November 19