

Park Village HOA Board Meeting  
Thursday June 25 2015  
Park Village Clubhouse  
7:00 pm

## Agenda

### \* Guests

Eric and Julie Roser – 103 Martins Point Place, since 2008.  
Discussion re neighbor at 101 Martins Point Place.

- Yard is not maintained
- Water run-off is causing erosion, pooling on their property
- Trash is kept around the property

Todo- Carlie – check on trash and property upkeep. If complaints warrant, send a letter to homeowner. If there is obvious changes to landscaping that would cause water run-off concerns, then add these in the lawn rehabilitation plans we have asked them to submit.

1. Call to order: 7:30 pm

2. Establish Quorum

Ian Small  
Sue Hannum  
Karen Michailo  
Jane Xie  
James Bernier

Carlie Lowndes  
Sheri Fincher

3. Review of meeting minutes

a. May 28 2015

- i. Only correction – remove 2<sup>nd</sup> pm on adjournment
- ii. Motion as amended: James; Second: Ian

4. Presidents report – Ian

5. Management Report – Carlie

- Change June 28 -> June 25
- Change August 27 -> June 25

- Change Bernie to Bernier

## 6. Treasurer's Report

- Lot of discussions
- Future: Ian/ James to meet with Sheri at RS Fincher before meeting to discuss specific questions
- Question on drop in NSB Operating Account (from March \$7K to May \$4K)
- Fence maintenance – was cemetery fence
- Page 11 Aging report - > \$300 should be listed as “with attorney” instead of “Not in collections”
- Checks to Annette Carter still uncashed from 1/21/2013, 3/31/2014?

## 7. Committee reports

### a. Grounds

Jones should be done by the end of June in cleaning up Davis Drive buffer. To-do amended in list

Motion (Sue, 2<sup>nd</sup> by Karen) for 2 new neighborhood watch signs to be ordered, put on the queue for Town of Cary to install.

One in the left parking lot on the stop sign

One in the right parking lot – perhaps on the no-overnight-parking sign

### b. ACC – Sue

Request from the board to no longer require Carolina Bead  
Only request not approved was for a house color change  
Lightning house is getting stone on the front, approved

Mallard siding discussion.

- Motion by Jane, 2<sup>nd</sup> by James:
- Fine of \$100 to establish the point that the procedure had not been followed.
- ACC denial of siding is overruled by the board, siding is ok as installed

### c. Playground – James

Need to get plastic posts around playground equipment checked – brittle and can have pieces broken off

d. Pool / Swim team – Karen

Tracy is not yet ready to retire, but is grooming people to help  
Lane line installed prior to swim meet  
Bathrooms are cleaner.

e. Clubhouse – general

Discussion on 7 day window, deposit (cashed or uncashed)

f. Social committee – Jane

Nothing

g. Community watch – Karen

Nothing

h. Gavel club – Jane

Nothing

i. Market Watch – Ian

Slowing down, down to 3 members

j. Mom's club – James

Nothing

8. Unfinished Business

a. Tom Falcone and property

Discussion over price. Todo for Carlie to get reserve study  
recommendations for 2 year dues increase – what would that be  
for us

9. New Business

a. UPS Store

Bill for \$997.61.

Problem is that the envelope was poorly done, looked like junk mail

Carlie to discuss with them 3 issues:

- Issue with the envelope
- Quality
- No discount applied as promised

Get back with the board with what UPS comes back with

b. Playground inspection

- Crack in wood on sandbox
- Crack at the bottom of the slide

Carlie to get quotes for replacing last piece of slide, if repairs don't work

Have the inspector / other replace the cracked wood, see if they can patch the slide crack

c. Duke Energy Property Damage Release and Liability waiver

Much discussion

We can get area marked by 811. But that does not guarantee markers are correct

Concern is finding the sewer clean-out.

Carlie to check with insurance, if we are covered in case Duke hits something they shouldn't if we get marking done by 811

If we are covered, then give Duke the signed waiver that Ian signed at the meeting.

Motion by Karen, 2<sup>nd</sup> by James/Jane

10. Correspondence and reports

a. Architectural

- i. Only one not approved at the end: Phillips with siding color change request

b. Covenant violations

- i. Nothing

c. Work order

- i. Nothing

11. Adjournment

9:45pm