

Agenda  
Park Village Board of Directors  
September 29 2016  
7pm

1. Fines hearing: 7p – 7:30p
  - Closed session
  
2. Commencement: 7:30p
  - a. Call to order – 7:36p
  - b. Establish quorum – All board members present
  - c. Amend agenda if needed – Motion by Sue, second by Ian, all in favor
  
3. Management Report – Hayley
  - a. Public Items
  
4. Public speaks out
  - [Instructions on the printed agenda – 3 minutes on any topic]
  - [NOT for the Discussion items listed as those have their own public input]
  - [Each speaker stands and addresses the board, no back and forth]
  
  - Kevin Donnelly
    - Parking – Social committee notes – kudos
  - Bill Phillips
    - Parking on the street – questions paying for a service to tow/take pictures
      - City of Cary streets
      - No authority to move cars off streets
    - Pool
      - Gates being open front and back
      - Gate by the gazebo missing
      - Gate by the back deck is open 90% of the time
        - Problem with Wake county law
      - Tables missing or broken for most of the tables
      - How much money visitors brought into the pool box
        - Sign in pedestal is still out there
  
5. Non-controversial agenda items already unanimously agreed-upon by all involved parties
  - a. Minutes from previous meeting (9/13/16)
    - i. Karen is opposed to the contents of the meeting
    - ii. Ian – motion, Charlie second. Abstain Karen & James, 3 in favor
      1. Motion carries

- b. Rental of the clubhouse for homeowner sponsored vendor fair
      - i. Watch out for requested rentals where risk is high for injuries or problems. Motion to allow with an eye for risk: Sue; second: Charlie
        - 1. All in favor, no opposed
    - c. Repair of the clubhouse pond fountain (up to \$500)
      - i. James motion, Karen second; all in favor, no opposed – motion carries
- 6. Treasurer's report – Hayley
  - a. Input from the public
    - i. Question about how much is normal for what we carry in the assets
    - ii. Debbie – Question on the reserve study
      - 1. To do: schedule a review of the reserve study for homeowners
  - b. Discussion among the board
  - c. Motion/Second.
    - i. Ian motion, James second, All in favor, no opposed
- 7. Discussion items [New business and any items pulled from previous discussion]
  - a. Budget discussion
    - i. \$20,500 over budget
    - ii. Discussion over arborist – Leaf and Limb (recommended by RSFincher)
    - iii. \$20K improvement – what does it cover? Post what is included
    - iv. Final motion: Sue; Seconded Ian; All in favor, none opposed
      - 1. \$24 / year increase
      - 2. No arborist
      - 3. \$2k less for neighborhood watch budget for 2017
  - Notes
    - If the reserve study shows an excess: consider
      - Dues change
      - Arborist
  - b. Securing & monitoring doors for access to the clubhouse via SouthEast telephone – 2 doors?
    - i. Summary
      - 1. Much discussion over only doing 2 doors, is there a better solution such as a webcam
    - ii. Motion by Sue to table the discussion to gather more facts, seconded James, All in favor, none opposed
  - c. Annual meeting planning – new approach?
    - i. Summary – what we need to cover
      - 1. Presidents report
      - 2. Committee reports

- ii. Additional things to get input from the community
    - 1. Top topics (3 of the top items that are on people's mind – get Natalia to create poll)
  - iii. Motion to get movie tickets as per the past few years:
    - 1. Motion by Ian, second by James, all in favor, none opposed
  - iv. Motion to rent extra chairs for the annual meeting as in previous years:
    - Motion by Ian, seconded by Charlie, all in favor, none opposed.
- d. Capital Improvements for 2017 – Clubhouse interior – updating bathrooms
  - i. Summary
    - 1. Getting refurbished / updated was already agreed to, but details were not provided as a guideline for Matt
    - 2. Sue motion, Charlie second, all in favor, none opposed
      - a. GFG to get several quotes from at least 2 vendors
      - b. Goal is gut and redo the men and women inside bathrooms at the clubhouse
        - i. \$25k as minimum, \$45k as maximum cap
- e. Capital Improvements for 2017 – Swim deck erosion prevention
  - i. Summary
    - 1. Need an engineer to come out and take a look at it.
      - a. James motion to get engineer to review and give suggestions, Karen second
      - b. Money to come out of the operating budget for engineer – monies from Capital to resolve issues found
      - c. All in favor, none opposed
- f. Reserve study – Discussion – update to be completed by November 2016
  - i. What items are up for replacement?
  - ii. Are we fully funded in the reserve study?
  - iii. What items are due per the study?
    - 1. Do they need to be replaced now?
  - iv. Can we reduce the amount going to the reserves safely?
  - v. Motion to complete an updated reserve study
    - 1. Motion by Sue, seconded by Ian. All in favor, none opposed
- g. Olivio concrete update
  - i. Summary
    - 1. They are hard to get ahold of via email or phone. Problem was that the excavation started on the same day as they requested the survey, and regulations apparently changed from past expectations. Area esp at the end of Swan Quarter across from the playground looks awful

2. Hayley to get a vendor to complete a survey this coming week, will personally drop off with the Town of Cary.
3. Motion by James, seconded by Karen to give Olivia 1 week post survey submission to the Town of Cary to start work on concreting the walkways, otherwise other vendors could be engaged to finish the work

h. Trash can fines discussion

i. Summary

1. Much discussion on PV Yahoo group, NextDoor, in person in the meeting
  2. Motion by Sue – Trash and recycling bins should not be placed forward of the front elevation of the house. Exceptions will be granted on a case by case basis. Encouraged community to engage the board and/or the ACC if there are exceptions that should be noted. Additionally, the trash and recycling should be placed back in the designated “side/back” spot within 24 hours as much as possible, but within 60 hours at the latest (gives residents for Friday pick up to place receptacles back and the evening of Sunday, if they are out of town)
    - a. Motion seconded by James
    - b. Karen opposed, 4 others in favor. Motion passes
  3. Suggestion from the community
    - a. Put in the ACC standard what the definition of “front elevation” is
    - b. Post clarification of the rules on the PV Yahoo group, NextDoor, as well as in the annual newsletter that is mailed out
- Duke lightning
    - 4 poles for the parking lot away from the pool, 3 poles for the parking lot adjacent to the pool (noted as H in the original drawing – that closest to Deep Gap Run). Dusk to dawn LED lights. No way to turn off for movie nights. Cost for installation, and then monthly cost for pole leasing and additional for electricity
    - Motion by Karen, Second by Ian. All in favor, none opposed
    - Hayley to send a notice to homeowners who would have light shining much more into their houses as a result of adding the lights
  - Acceptance of management contract
    - Motion by Karen to accept as presented
    - Seconded by James
    - All in favor, none opposed

8. Committee reports [5 minutes per]
  - a. Grounds – Matt
    - i. Motion by James to accept Swan Quarter mini park refurbish as presented via email
      1. James motion, Ian second.
      2. All in favor, none opposed
  - b. ACC – Sue
    - i. Brief discussion about upcoming thoughts for additions / clarifications to the rules.
    - ii. Key decision to be made in closed session on back yard
    - iii. One homeowner present to request board to overrule ACC decision on windows, shed
  - c. Playground – James
    - i. Subset of GFC – Will be looking at the reserve study to determine when playground items are due for replacing
    - ii. Requested a playground inspector
  - d. Pool / Swim team – Karen
    - i. Follow up on swim team picture
    - ii. Diving board
    - iii. Gates – brought up earlier
    - iv. Umbrellas – Motion by Sue, seconded by Ian, all in favor, none opposed
      1. Buy new one for each table, plus 2 spares
        - a. Color: Park Village Green
        - b. Note for pool company to close each night
      2. Park Village green
        - a. Motion: Sue. Charlie second
        - b. All in motion
    - v. Furniture
      1. Todo: Hayley to engage Pool company to give review of chairs – concern about rust / condition
  - e. Clubhouse
    - i. Sue motion to get deep cleaning of the clubhouse scheduled and done
      1. Karen second
      2. All in favor, none opposed
    - ii. Get chairs in clubhouse cleaned in advance of the annual meeting
      1. Ian motion, Charlie second, all in favor, none opposed
    - iii. Get new feet for folding tables to protect the floor
      1. Motion: Sue, Second Charlie, all in favor, none opposed
    - iv. Replace broken folding tables in clubhouse
      1. Motion – Charlie, second – Ian; all in favor, none opposed
  - f. Social Committee – Natalia

- i. Will work with the neighborhood watch committee on the holiday event.  
Neighborhood watch to take the lead
    - g. Community watch – Karen
      - i. Fall meeting planned for October
      - ii. Accomplishments:
        1. Removal of bushes in front parking lot
        2. Tree forming in front parking lot
      - iii. Todo: Hayley – get light for front steps of clubhouse so we can see when we leave the clubhouse
    - h. Market Watch – Dale
      - i. Last meeting is next month, then disbanded
    - i. Mom’s club - James
      - i. Nothing to report
9. Review of to-do list
  - a. Done and updated
10. Q&A session
  - a. Parking on the street
11. Closed session: 10:30p – 11:25p
  - a. Management report
    - i. Covenant violations
    - ii. ACC report
  - b. Discussion on PH back yard
    - i. Decision on property – Hayley to send a letter
12. Adjournment: 11:25p

## Public Speaks Out

Public Speaks Out is the Board’s opportunity to hear comments from as many homeowners as possible. During Public Speaks Out, the Board receives comments and refrains from speaking. If a homeowner comments about an issue that appears to be something that can be addressed by a committee member, the Board may ask the committee to follow up.

Thanks to everyone in attendance for respecting the business meeting by refraining from speaking from the audience, applauding speakers, or other actions that distract the meeting. Anyone who wants to speak during Public Speaks Out should do the following:

- Sign in on the sheet provided
- When you speak, indicate your name and provide any handouts to the Board

- Be concise; avoid repetition; limit comments to three minutes or less; Designate a spokesperson for large groups; direct comments to the Board as a whole, not an individual Board member

**Guests:**

Jason Moos  
Debbie Swift  
Diane Kohring  
Doug Kalning  
Bill Phillips  
Michele Lee  
Lee Draughn  
Andrew Kostopoulos  
Bill Small  
Robin Fosh  
Matt Patmon  
Jane Xze  
Kevin Donnelly  
M Duckworth  
Nina Hadi  
Sadat Rafice  
Jennifer Erdman  
Natalia Summerville  
Katie Ostroth  
Andrew Roberts  
Dale Spruill  
Ginny Basik  
Linda Calvo  
Raul Pena  
Stephen Kleckner