

Park Village Board Meeting
Thursday October 20, 2016
Park Village Clubhouse
7:30 PM
AGENDA

1. Commencement: 7:30p
 - a. Call to order
 - b. Establish quorum – Sue, Ian, James, Charlie. Karen absent but gave her proxy to James
 - c. Amend agenda if needed – added two items to the end of the new discussion section
Motion: Charlie, Second: Ian – all in favor, none opposed
2. Guests
 - a. Debbie Swift
 - b. Doug Kalning
 - c. Ginny Bacik
 - d. Tony Zanfardino
3. Management Report – Hayley
 - a. Public Items
 - i. Price and quote for reserve study due next week, probably not finished before annual meeting
 - ii. Much discussion about pool furniture. Net is motion to replace all umbrellas + bases (Valencia style 7.5’), and to have all of the pool furniture refurbished by the end of 2016. This money is to come out of the capital budget for Pool Furniture. Extra working umbrellas will serve as the extras in case one of the new ones break. Motion by Ian, seconded by Charlie. All in favor, none opposed
 - iii. Question for Hayley – a community member mentioned that the lifeguards were wanting the taller chair replaced. Hayley had the shorter guard chair replaced – Hayley to check with the pool company
4. Treasurer’s report – James
 - a. Discussion among the board
 - b. No motion needed -
Discussed and resolved questions from the board and from the floor
5. Membership speaks out
Request to put out placard in the common areas for regular board monthly meeting
Will bring up to the new board that takes the helm in November
6. Non-controversial agenda items already unanimously agreed-upon by all involved parties
 - a. Minutes from previous meeting – already approved and posted – nothing to discuss
7. Committee reports [5 minutes per]
 - a. Grounds – Charlie in lieu of Matt
 - i. Two walking trails by the pool and by Mint Hill
 - ii. Sue action item (done): let eagle project know of refurbishment
 - iii. Raise canopy of trees to 8-9’ (by the annual meeting)
 - iv. Reseeding the bare spot areas
 - v. Charlie/Matt todo: get pool shed cleaned out to make room for pool furniture
 - b. ACC – Sue
 - i. Request from Debbie Swift to update the website with the members who are on this board, along with their specific email addresses in case she wanted to reach out to an individual rather than the group
 1. Current list of members is listed here:
 - a. Sue Hannum, Charlie Williams, Raul Pena, Matt Patmon, Mike Cohen
 2. At this time, the group email should be sufficient for any communication, as all want to be notified as a group in case anyone would need to be reached out to. Additionally, the other committees don’t have specific group names and contact information, so the ACC respectfully requests to follow suit with the precedent.
 - ii. Much discussion had over the covenants wording of the authority of the ACC to notice violations and report them
 1. Sue to craft a question for the attorney and get feedback from the board on the question [email sent to the board with proposal]

- iii. Agreement from James and the members of the community present that the taking of pictures to establish a baseline of properties was acceptable and not a concern.
 - 1. Concern was the moving forward from the baseline, who is responsible for catching or identifying violations
 - 2. How to ensure that all houses are checked regularly and without overdue concern for those houses readily accessible to the main road or mini parks
 - 3. Sue to craft an email that the board can weigh in on, before it goes to the lawyer to determine from the covenants, if the ACC has the ability to notice and flag violations proactively, instead of simply by complaint of neighbors or on a random basis
 - c. Playground – James
 - i. Management has arranged for a playground inspector to inspect the playground and equipment
 - d. Pool / Swim team – Karen
 - i. No information
 - e. Clubhouse – Matt
 - i. Bathroom quote in progress
 - f. Social Committee – Natalia
 - i. Lots of activities in the works
 - g. Community watch – Karen
 - i. Next meeting: 10/25 7p Park Village clubhouse
 - ii. Will plan exact same activities for the clubhouse lighting as last year - Social committee will coordinate with watch group
 - iii. Question: There is a “Community watch” sign on the gravel road where it crosses the greenway by Davis Drive middle, if need more information, ask Debbie Swift
 - 1. It has been defaced – if it is one of ours, why is it out there?
 - h. Market Watch – Ian
 - i. No meeting this month
 - ii. Presentation at annual meeting to determine interest, disbanding if no further interest
 - i. Mom’s club - James
 - i. No news
- 8. Discussion items [New business and any items pulled from previous discussion]
 - a. Budget discussion
 - i. Discussion
 - 1. Motion made by Ian, seconded by Charlie, all approved, none opposed:
 - a. Mention in letter to homeowners – increase \$12 / period -- \$24/ year
 - b. Agenda for annual meeting
 - i. Summary
 - 1. Take out grounds and pool contracts line
 - 2. Leave clubs line item in
 - 3. Plans for capital improvements
 - a. Bathroom, pool furniture, walking trails
 - ii. Discussion among the board
 - 1. \$150 to supplement any loss in refreshment – Motion Ian, Seconded Charlie –all in favor, none opposed - motion passes
 - a. come out of meeting expenses line item
 - c. Ballot discussion – which spots are up, which are renewing later. Who decides the choice on proxy vote papers in which the name is blank
 - i. Discussion among the board
 - ii. Motion by James to divide blank proxies evenly among the board. Opposed by Ian. James uses Karen’s proxy. All else approve – this is to keep the precedence of dividing the blank proxies evenly among all board members as the standard moving forward. Motion passes
 - iii. Motion to post of PV website the current board positions, what role they fill and when the term expires, to be kept up to date. Motion by Sue, seconded by James, All approve, none opposed – motion passes
 - d. Use of the clubhouse – girl scouts? What are goals, policies
 - i. Summary
 - 1. Is this for PV residents, do PV residents get top priority if it is opened to the public
 - 2. What dates and time frames are requested?

3. Thursdays conflicts with board meetings
 4. What activities will be expected
 - i. Discussion among the board
 - a. See if they are willing to pay \$75 per visit
 - b. This will be fair as they do not include all PV residents, and some are probably outside of PV
 - e. Discussion of street parking based on feedback from attorney
 - i. Summary
 - ii. Discussion among the board
 - a. Add town attorney email to the minutes for posting [see at the end – request to have his email address not included in what is included]
 - b. Discussion over the ACC question of three cars at the top of the driveway
 - c. Motion: Table discussion until new board takes place and has a community meeting to discuss both street parking and handling 3 car wide tops of driveways
 - f. Request to reimburse Matt for the second projector
 - i. Discussion
 1. First projector went missing from the clubhouse after the ACC meeting and before the ductwork cleaning crew came in
 2. Led to discussion on getting the keypads installed so we have a better handle on who is in the clubhouse
 - ii. Motion by Ian, seconded by Charlie
 1. Discussion by James
 - a. Does not feel there is a need for the projector [Sue pointed out that it is used regularly by the ACC, and Charlie seconded its use by the GFC]
 - b. Does not feel that it should be reimbursed until we know who stole the first one – questioned why a police report was not filed.
 - c. James used his vote, and Karen’s proxy, to oppose reimbursement of Matt due to the above
 2. Sue approved, motion carries. Hayley to get Matt reimbursed.
 - g. Discussion on letter from attorney on enforceability of the covenants
 - i. James states that the answer is irrelevant if the question that was asked is also not included, states that he didn’t get a chance to see the question that was asked of the attorney
 - ii. Hayley to provide the board with the exact wording of the letter that she sent to the attorney, so the question that was asked is made clear.
 - iii. Much more discussion was had
9. Go over the to-do list
10. Closed session: 8:30p – 9p
- a. Management report
 - i. Covenant violations
 - ii. ACC report
 1. Shed/Windows property
 - a. Shed - denial
 - b. windows - \$100 variance
 - b. Discussion on <property> back yard
 - i. How much time to give for remediation
11. Adjournment: 10:35pm

Hello Mr. Jones,

You wrote to me on September 7th regarding condominium and planned communities you represent located in Cary. In advising your clients as to the enforcement of private restrictive covenants involving parking on Town streets, you recommend that your clients seek the Town of Cary's *permission* before attempting to enforce these covenants. You asked me whether you can advise your clients that: *where private covenant restrictions are very clear and precise, that they may enforce those private covenants on public streets owned by the Town...* I have attached a copy of your letter to this email.

This is to advise you that the Town of Cary does not believe you need the Town's permission to enforce valid restrictive covenants concerning parking on Town streets. Restrictions that impose a higher standard than Town ordinances are a private matter between the condominium/planned community association and its members. If a Town ordinance is violated, like parking too close to an intersection or parking on a street the Town has designated as having no parking, then the Town of Cary police department should be called and they will enforce the Town's ordinance (or state law). If no Town ordinance is violated, then the Town has no interest in the violation of the restrictive covenant and has no objection to the appropriate association enforcing its private restrictions.

I hope that this provides you with the clarification that you sought. I apologize for the delay in this response, but wanted to make sure that our involved departments did not have any questions or concerns about my response. If you have any questions or concerns, please feel free to call me. Thank you, Chris

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