

Park Village HOA Board Meeting
Thursday, September 28, 2017
Park Village Clubhouse
7:00 PM
Meeting Minutes

1. Call to order at 7:00 PM

2. Roll Call, Establish Quorum

A. Present: James Bernier, Jr., Brian Zeyak, Karen Michailo, Lee Klimek. Quorum established.

3. Amendment of agenda [attachment 1, Agenda].

A. Add: Approval of Board Meeting Minutes of August 24, 2017 Board meeting.

Immediate discussion ensued, changes to Minutes made by Board.

MOTION: Approve submitted Minutes with changes as specified. Motion made by James, Second by Karen. Vote result: PASSED (Unanimous).

B. Add: Discussion of Park Village Newsletter, Debbie Swift.

Immediate discussion ensued.

MOTION: Include the Park Village Newsletter with regular mail from management company as the newsletter is available for publication. Motion made by James, Second by Karen. Vote result: PASSED (unanimous).

C. Insert immediate discussion of appeal of ARC rejection of applications from two homeowners.

Homeowners were queried of their preference for discussion of appeals in open session or closed session. Both homeowners indicated preference for open session discussion. Immediate discussion ensued.

MOTION: Concerning ARC architectural request #1081-400, the Board of Directors hereby overrides point 1 of ARC denial, and tables consideration of point 2 of the ARC denial until the next meeting of the Board. Motion made by James, Second by Karen. Vote result: PASSED (unanimous).

MOTION: Concerning ARC architectural request #1079-591, the Board of Directors hereby overrules the ARC denial and approves the same. Rationale of the Board is that the applicant is requesting to paint his white house with white paint. Motion made by James, Second by Karen. Vote result: PASSED (unanimous).

4. Treasurer's Report

A. Report delivered by Hayley White.

B. MOTION: The Board of Directors hereby approves the President of the Board to sign a letter authorizing the initiation of foreclosure on a homeowner delinquent in payment of dues and late payment fines; the Board also specifies that further steps of execution of said foreclosure proceedings required explicit review and approval of the Board of Directors prior to any subsequent action(s). Motion made by James, Second by Brian. Vote result: PASSED (3-2).

C. MOTION: The Board of Directors proposes specific homeowner payment of \$78 per month for a period of nine (9) months with the first payment due October 15, 2017. Payment is required by the 15th of each month with the stipulation that if one month's payment becomes overdue or is missed, immediate collection of past due bill in total will be forwarded to a formal collection process. Motion made by Karen, Second by Brian..
Vote result: PASSED (unanimous).

5. Committee Reports

A. Homeowners Covenants Review Committee (HCRC) report delivered by Lee.

6. Old Business

A. Management Report and Actions Items List Update delivered by Hayley White. General discussion ensured.

1. Parking lot lights. General discussion. Hayley to seek RFPs on Brian's suggested design.

2. Playground equipment. General discussion.

MOTION: The Board of Directors hereby approves the expenditure of \$3,570.00 for the purchase of the "Metal Arch, 2 Position Swing Beam with Commercial Buckets" from Rainbow Play Systems, Inc. and as specified in Park Village HOA Estimate 54C [[attachment 2 - Park Village HOA Estimate 54C](#)]. Motion made by Lee, Second by Karen. Vote result: PASSED (4-1).

3. Playground mulch. General discussion ensured..

4. Swan Quarter Stairs (see Work List Spreadsheet, item 13). General discussion ensured. Brian specifies that outstanding RFPs are due October 20. The Board expresses intention of accomplishing the task speedily.

5. Sherwood Greens Pond Agreement. General discussion ensured. It was stated that Sherwood Greens is hesitating to respond affirmatively to the agreement between Sherwood Greens and Park Village.

B. Review status of Work List projects. General discussion and status of all reported projects.

C. Annual Meeting planning. General discussion ensured.

MOTION: The Board of Directors hereby authorizes \$250.00 for refreshments at the annual meeting scheduled for November 16, 2017. Motion made by Karen, Second by Lee. Vote result: PASSED (unanimous).

D. Newsletter. Item addressed above at 3B.

F. Stairs at end of Park Village Drive (cul-de-sac) across from park. General discussion. Emphasis put on need to move forward with this project. The Board requests Hayley to give contractors an October 20 deadline to get their proposals submitted.

7. New Business

A. Cleaning of clubhouse after use. General discussion. Concerns expressed about abuse of homeowners who rent the clubhouse, and the contracted cleaning service. Upcoming projects. General discussion.

B. Clubhouse furniture in pool storage.

MOTION: The Board of Directors hereby approves the donation and/or disposal of all such items that are stored as stated. Motion by James, Second by Lee. Vote result: PASSED (unanimous).

8. Homeowner Input, Open Discussion

- A. All homeowner discussion accomplished above, see item 3C.

9. Adjournment

- A. MOTION: Adjourn. Motion made by James, Second by Karen. Vote result: PASSED (unanimous).
Adjournment at 9:36 PM.

MOTIONS PASSED

- 1. MOTION: Approve submitted Minutes with changes as specified. (see Minutes item 3A).**
- 2. MOTION: Include the Park Village Newsletter with regular mail from management company... (see Minutes item 3B).**
- 3. MOTION: Concerning ARC architectural request #1081-400, the Board of Directors hereby overrides point 1 of ARC denial, and tables consideration of point 2 of the ARC denial until the next meeting of the Board. (see Minutes item 3C).**
- 4. MOTION: Concerning ARC architectural request #1079-591, the Board of Directors hereby overrules the ARC denial and approves the same... (see Minutes item 3C.).**
- 5. MOTION: The Board of Directors hereby approves the President of the Board to sign a letter authorizing the initiation of foreclosure... (see Minutes item 4B).**
- 6. MOTION: The Board of Directors proposes payment of \$78 per month for a period of nine (9) months with the first payment due October 1, 2017... (see Minutes item 4C).**
- 7. MOTION: The Board of Directors hereby approves the expenditure of \$3,570.00 for the purchase of the "Metal Arch, 2 Position Swing Beam with Commercial Buckets" ... (see Minutes item 6A2).**
- 8. MOTION: The Board of Directors hereby authorizes \$250.00 for refreshments at the annual meeting scheduled for November 16, 2017. (see Minutes item 6C).**
- 9. MOTION: The Board of Directors hereby approves the donation and/or disposal of all such items... (see Minutes item 7B).**
- 10. MOTION: Adjourn. Motion made by James, Second by Karen. Vote result: PASSED (unanimous).
Adjournment at 9:36 PM. (see Minutes item 9A).**

Park Village HOA Board Meeting
Thursday, September 28, 2017
Park Village Clubhouse
7:00 pm

Agenda

1. Call to order - 7:00 PM
2. Roll Call, Establish Quorum
3. Amend agenda if needed
4. Treasurer's Report - Hayley 7:05 PM
5. Committee reports
 - a. Homeowners Covenants Review Committee Update – Lee – 7:15 PM
6. Old Business
 - a. Management Report and action items list – Hayley 7:25 PM
 - i. Parking Lot Lights
 - ii. Playground Equipment
 - iii. Playground Mulch
 - iv. Swan Quarter Stairs
 - v. Sherwood Greens Pond Agreement
 - b. Review status of Work List projects. – 8:10 PM
 - c. Annual Meeting planning – 8:20 PM
 - d. Newsletter – 8:25 PM
7. New Business – 8:30 PM
 - a. Cleaning of clubhouse after use
 - b. Clubhouse furniture in pool storage
8. Homeowner Input: - Open discussion – 8:50 PM
9. Adjournment 9:00 PM



Hi Hayley,

Please look at the image attached. The price for something equivalent to what you have: Metal Arch, 2 Position Swing Beam with Commercial Buckets is **\$3,320.00** installed in your location.

Plus the additional **\$250.00** to remove the existing swing beam.

To order something like this the lead time in 6-8 weeks. Please let me know if you have any other questions or concerns.

Best Regards,

Diana
Rainbow Play Systems
8732 Glenwood Ave.
Raleigh, NC 27617
919.420.0005
www.rainbowplayofnc.com

