

Park Village Annual Meeting Minutes  
November 15, 2018

1. Call to Order. Quorum was sought at 7:00 (10% of homeowners or proxies, 60 total), 7:05 (30 total) , 7:10 (25 total), and established at 7:15 (20 total). All HOA Board members were present: Linda Yoquelet, president; Brian Zeyak, vice president; Debbie Swift, secretary; Henry Wasowski, treasurer; Jason Moos, at-large member. Representatives from the new management company, Beverly McKernie (VP Raleigh District Office) & Lee Campbell (PV Association Manager).
2. President's Report
  - a. HOA Board President Linda Yoquelet presented the list of accomplishments and outlook to goals for the 2019 calendar year. The list of accomplishments included but not limited to:
    - i. crack repair, surface restoration, replacing tiles, repainting and sealing pool
    - ii. installation of 5 new sidewalk extension
    - iii. installation of new playground swingset
    - iv. repair of irrigation at front entrance of neighborhood
    - v. new landscaping and light installation at front entrance of neighborhood
    - vi. upgrade of security system around pool and clubhouse
    - vii. movement of reserve monies into higher yield CDs
    - viii. contracting new cleaning service for the clubhouse
    - ix. revitalization of the social committee
    - x. a new property management company.
  - b. Looking forward the Board's goals include
    - i. upgrading clubhouse interior
    - ii. mailbox and post standardization
    - iii. long term cupola repair
    - iv. upgrading sidewalks and trails
    - v. establishing pool liaison position.
3. Committee Reports
  - a. Architectural Control Committee-Mike Cohen, chair of ACC, reported that the ACC does not actively look for violations, that the management company and homeowners are responsible for reporting violations to ACC guidelines. During 2018, 72% of homeowner applications to ACC were approved and the ACC received 4-5 applications per month. The ACC currently has two

members and would like to have several more people to volunteer their time to serve and meet the needs of the community.

- b. Swim Team-Andrea Duggar, swim team treasurer, reported that the 2018 swim team hosted 110 swimmers from 65 families. Their season was May 23-July 17. They had four coaches and held 6 practices per day. Their winning season from 2017 boosted them into a higher division for 2018, resulting in fewer and harder won meets. The swim team had generous volunteers who carry out fundraising for the team.
- c. Social Committee-Thomas Koo, social committee chair, detailed the three main events hosted in 2018. The events were Easter (with Easter Bunny), July 4th parade and party, Labor Day event. The Labor Day event had 120-130 attendees. The committee also established a private Facebook page for social events for Park Village. They are planning a kickoff event for the 2019 Pool season that will include food trucks. They plan on continuing with family events for 2019, but would also like to consider organizing adult events.

#### 4. Treasurer's Report

- a. Henry Wasowski described and explained the incomes and expenses for the neighborhood for 2018, both expected and unexpected. He explained how the Board had worked to improve the value for budgeted items and answered questions about how the reserve accounts function. For any homeowners that are interested in detailed accounts of the annual budget or the reserve accounts, they are available on request from Towne Management. The actual budgets are not published online and the 2019 annual budget was set in the September meeting, which was open to all homeowners.

#### 5. Open Forum

Due to homeowner interest, the open forum portion of the meeting was moved ahead of the election for the one vacant Board position.

Topics of interest included:

- a. Cost of and concern about the cupola repair
- b. Access to detailed budget and reserve information
- c. Frequency of management drive throughs for property inspection and identification of management personnel.
- d. Percentage of rental properties in neighborhood

- e. Security options for residents-simple measures including putting lights in home on timers when away. Also, that Cary Police will do a complementary inspection of basic security of your home on request. Additionally, there are inexpensive camera systems that can be installed by homeowners.

6. Results of Election-Jason Moos was nominated and voted into office on the HOA Board.

7. Closing remarks by Linda Yoquelet

8. Meeting Adjourned at 8:38pm.