

SVHOA Board of Directors Meeting Minutes

Monday, October 7, 2024, 3:30 PM, via Zoom

Present:

Kevin Kelly, President

Rana Singh, Vice President

Chris Stas, member

Suzanne Lyman, Secretary/Treasurer

Michelle Johnson, Property Manager

The meeting was called to order at 3:30 PM

Suzanne outlined two potential avenues for the repairs of pond 4 and pond 2. One was a special assessment, and the other was to stretch out the repairs through 2027 and place a line item for major pond maintenance into the budgets for those respective years. There was some discussion of the pros and cons of a special assessment such as the logistics of communicating with everyone since Michelle does not have contact information for the individual condo owners. In communication with our lawyer, it was determined that a quorum was needed to pass a special assessment. This would amount to a minimum of 450 ballots and, trying to get 458 votes could be problematic. In addition, there would need to be a 2/3 favorable vote of those homeowners who voted in order to pass this resolution. Rana stated that several homeowners in Westend were opposed to a special assessment. Kevin suggested we might need to canvas.

The board voted unanimously to raise the annual dues by 15% to cover the cost the pond repair in 2025. Secondly it voted unanimously to dredge pond 4 in 2025. Michelle will compose an email to send the town of Chapel Hill letting them know of our proposed schedule through 2027.

There was some discussion of trees. Michelle is seeking proposals from several companies for tree work and wondered if we could get the town to do the work and pay them. I mentioned that the trees will be on the agenda for our November meeting.

Chris would like to see more funds for our playgrounds while possibly reducing the budget for trees along streets as they are owned by the town of Chapel Hill.

The meeting was adjourned at 4 PM.