

SVHOA Board of Directors Meeting Minutes
Monday, January 13, 2024, 3:00 PM, via Zoom

Present:

Kevin Kelly, President
Kim Van Horn, ARB Liaison
Chris Stas, Member
Suzanne Lyman, Secretary/Treasurer
Michelle Johnson, Property Manager

The meeting was called to order at 3:02 PM

Additions to agenda:

1) Townhome Reserve Study discussion

The agenda was approved unanimously.

Open comments:

Jennifer Bienstock attended the meeting and pointed out she was erroneously reported to be using a gas-powered leaf blower on her property. She stated she owns an electric blower, she does not hire anyone to do landscaping on her property, and her property has very little "lawn" and she does not blow it often. She was concerned that if there were another report she might be fined, based on language contained in the notice (note: the notice references the amendment to the master covenants which includes a fine for violations). She also expressed concern about the practice of neighbor reporting on neighbor and the contention that might cause.

She was advised by the Board that her comments were registered, and regardless, multiple offenses by a homeowner would need to accrue before the Board even considered fines, etc. It was also noted by the Board that about half the complaints they have received re: the GPLB ban are inaccurate and they acknowledge this. The Board expressed regret that the ban relies on neighbors reporting neighbors, but does not see another way to enforce it.

A discussion followed regarding the added expense of using electric powered leaf blowers to clear out gutters in the townhome communities. Michelle indicated she will provide an update on pricing at the next board meeting.

2025 Annual General Meeting (AGM)

The nature of the AGM packet to be sent out to homeowners a month prior to the AGM meeting on February 18, 2025 at 6:30 PM was finalized. Michelle will send it out on January 20, 2025. Both Kevin Kelly and Rana Singh, whose Board terms expire, will run again, and Michelle will send an email notifying homeowners in the event that anyone else would like to run for a Board seat.

Chris expressed interest in sending out a survey to homeowners in order to get feedback about homeowners' views on such items as parks, playgrounds, the gas-powered leaf blower ban, and how people think the board is performing. Chris and Michelle will work on this survey and it will be sent out after the AGM.

Capital Expenses

Suzanne indicated that both the \$7,000 swingset replacement at Edgewater Park and the dredging of Pond 1 (\$111,425) can proceed after March 1, when the 2025 annual dues accrue.

Alley repairs totaling \$38,000 behind Hillspring & Highgrove will begin when the weather warms, and Suzanne will work with Danielle (our bookkeeper) to make the funds available to Paving Pros for the work.

Treasurer's Report

Westend townhomes need their roofs replaced and Suzanne indicated that part of the funds for that work are in a CD which will mature on July 5, 2025,. Therefore, work can begin after that date. Michelle agreed that timeline works.

Suzanne asked the opinion of the board members regarding spreading various funds across different financial institutions due to the \$250,000 FDIC limit. It was determined that if individual checking accounts were established for each townhome community, FDIC insurance would cover them. Suzanne will

investigate and set those accounts up, which will also serve to clearly show the amounts each townhome community has at their disposal, and discourage co-mingling of funds.

Pond Maintenance

In 2024, we hired Triangle Pond to check and maintain our 4 ponds. Suzanne thought they were very thorough. We also hired PS Ponds to check the ponds quarterly as well as perform the official pond inspections in the fall. It was decided to continue with this practice in 2025.

Soccer Field

Kevin noted that the soccer field is in need of repairs soon. Specifically, there are numerous holes to be filled, and the field also needs to be aerated and re-seeded. Michelle will get quotes for this work. Kevin also mentioned an ongoing drainage problem at the field.

Townhome Reserve Study

The approved requested study was completed on December 4, 2025 by Giles Flythe engineers. Suzanne noted that the study misunderstood that townhome siding & trim is to be painted every 10 years as opposed to every 5 years. Kim requested the study end at 2035 (10 years out) as opposed to 2054, as the study should probably be done every 5 years or so anyway, and guesstimating costs and needed repairs beyond 10 years was probably not accurate or helpful. Michelle will ask Giles Flythe to submit a revised study with these corrections. Suzanne also noted that she had concerns about the individual townhome entities' 2025 starting balances as noted in the study, and she would work with Danielle to confirm the numbers.

ARB Report

Three current ARB members are retiring or have elected not to continue serving on the ARB after the January 21st meeting. ARB Liaison to the SV Board Kim Van Horn worked with Mill House to solicit new members via a community-wide email, and Kim emailed the SV Board the bios of three very qualified candidates, who have all also attended an ARB meeting in 2024 as guests. The board

voted unanimously to instate Carli Opland, Brian Vanneman, and Melissa Bell as new members to the ARB. Together with remaining members Kim and Oris Weiner, they will comprise the ARB as of Jan 22.

The meeting was adjourned at 4:14 PM

Agenda Items For Next Meeting:

- Gutter cleaning costs for townhomes
- Resident satisfaction questionnaire
- Quotes for soccer field repair/maintenance
- Establishment of individual townhome checking accounts?
- Revised Townhome Reserve Study to be requested and sent out to Board by Michelle, Board to come prepared to discuss
- Highgrove Townhomes trim painting to be considered
- Bob Murden's neighborhood tree notes"