

SVHOA Board of Directors Meeting Minutes
Wednesday, March 26, 2025, 3:00 PM, via Zoom

Present:

Rana Singh, Vice President
Kim Van Horn, ARB Liaison
Chris Stas, Member
Suzanne Lyman, Secretary/Treasurer
Michelle Johnson, Property Manager

The meeting was called to order at 3:08 PM

Agenda:

Item 11 regarding tree maintenance was removed from the agenda since it was a duplicate of item 1.

Item 12 regarding an ARB update was removed since there was nothing to report to the Board at this time.

The agenda was approved unanimously.

Tree Replacemant:

Michelle sent the Town of Chapel Hill a list of trees that were cut down in SV in 2024/2025, and shared a reply from Kiler Hamilton of the Town of Chapel Hill who said replanting will happen in November. He said the new trees will be a species of oak, as available from vendors at that time. The town plans to celebrate arbor day in November by planting trees.

Michelle said there were less than 20 trees on the list. The Board asked Michelle to confirm that all of the removed trees would be replaced, and Michelle said she will ask the Town for confirmation. She also noted that stump grinding by the Town of CH was finally in progress on some of the removed trees.

Kim asked for clarity on the maturity of the new trees to be supplied by the town, she expressed a preference for more mature trees rather than saplings. Michelle said she would contact Kiler to find out. Kim also suggested that the SVHOA could provide some additional funds to the Town of CH if necessary, to assure that

more mature trees are planted. Suzanne reported there is money in the budget to augment tree replacement by the Town of CH.

SVHOA checking account:

Suzanne informed the board that there has been some fraudulent activity in the SVHOA operating account, however the bank refunded one fraudulent debit, and caught the others before honoring them. No funds were lost to SVHOA.

Danielle, bookkeeper at Pinnacle Bank for SVHOA, is now using “positive pay” to protect our account. This involves providing Pinnacle bank with 4 pieces of information about each check before it is issued. When the bank receives a check, the information on it is reviewed to confirm an exact match before cashing the check.

Kim asked Suzanne to check with Pinnacle to see if they filed a police report to report the fraud that was perpetrated on our account.

Pond 3: (Parkside Circle)

Some new sediment has built up at the inlet of the newly refurbished pond 3 due to recent storms. Michelle provided a quote (\$1650) from Triangle Ponds that she solicited from them to address this problem. They propose to dredge the sediment and place riprap (rocks) at the inlet. Rana questioned if the size of the riprap rocks would be large enough to prevent this from happening again.

Suzanne suggested sending the quote and the explanation of work provided by Triangle Ponds to Ian Peterson for review. Ian is the engineer at PS Ponds who has been overseeing the work on the SV ponds at the Board’s behest since 2024.

NOTE: Michelle reported on 3/27/25 (after the meeting) that Ian Peterson responded to her query, and agreed with the work to be done that Triangle Pond proposed. Further, Ian believes this type of maintenance will be required about every 5 years.

Townhome checking accounts:

Suzanne reported that 3 new checking accounts were opened at Pinnacle Bank for the express purpose of keeping each townhome group's funds separate from each other, as well as from the SVHOA operating account. She will ask Danielle at Pinnacle Bank to migrate the townhome dues to their respective checking accounts beginning May 1st. She will then move townhome funds held within the operating account to their respective checking accounts during the second week of May.

Townhome II fence painting:

Kim complimented Mill House on the fence painting that was completed, but shared concerns about the state of the trim on the townhomes, including around the garages. Michelle noted that trim repair and painting for Townhome II will be done this year to address any rot and/or need for replacement/repair.

Rana said the material used for trim on townhomes needs to be sealed and of a good, long lasting quality, and he believes the material used on the Townhome I homes a few years ago was substandard. The Board discussed the merits of fipon and fiber cement materials. Rana will provide Michelle with information about the type of synthetic material for trim around the garages and windows that was used at Westend townhomes. According to Rana, it meets standards and therefore lasts longer.

Homeowner satisfaction survey:

Chris presented the latest SV Homeowner survey to the Board. Kim noted the ARB would like to add some questions regarding how homeowners view work done by the ARB (Architectural Review Board). She pledged to send those questions to Chris directly after the Board meeting.

After approval by the board, the survey will be emailed to SVHOA homeowners. It will include a link to previous minutes and agends in the event that homeowners want to refer to those documents, or do not know they exist.

Chris recommended the survey be anonymous and left open for completion by homeowners for 1 month. Chris wanted to know

what was learned by the board and Mill House when the last survey was sent out, Michelle said she will look into that.

Soccer field holes:

Michelle reported that all of the holes have been filled.

Westend HOA:

A few Westend homeowners need to return notarized documents to Rana in order for Westend to form its own HOA. So far, about half of the homeowners have returned them, and Rana reported owners are in accord to create their own HOA. Rana thinks it will take 2-4 more weeks for completion.

Signage at Pond 2: (Brookgreen and Edgewater)

A homeowner noted that children appeared to be taking live turtles out of pond 2, and requested that a sign be put in place to prohibit this activity. She also provided information about the ecological benefit of the turtles. The Board expressed agreement with the homeowner that turtles should not be removed, but ultimately decided not to erect a sign, as they felt it would encourage more signage of prohibited activities, and therefore mar the beauty of the pond. Also, they discussed that there is no way to police this policy, or to levy consequences.

It was suggested that if this homeowner sees this happening again, she could let Mill House/Michelle know. Michelle will also ask neighbor Bob Murden if he has noticed the turtle removal, since he walks the pond every day.

Pond 1 dredging: (Highgrove and Glenhaven)

The refurbishing of pond 1 is in progress! It was drained and the muck placed along the side to dry out before being hauled away. Suzanne and Michelle report it will take only a couple of weeks to finish.

Erosion at Arlen Park entrance:

A homeowner noticed a seriously eroded area near the creek at the Arlen Park entrance to the neighborhood, characterized by a pipe that seems to have failed, excessively soggy land, and collected debris around the creek bed and pipe. Mill House had SV contractor Ruppert Landscaping place yellow tape around the area until it can be repaired, to prevent injuries that might be sustained by homeowners who walk in that area.

Michelle provided 3 quotes for the work to repair the area, which one of the vendors called a "sink hole." All three quotes were within \$3,000 of each other, but the cost would span \$19,000 - \$22,000, according to the quotes. Suzanne reported the cost could be covered by community improvement funds that are available.

The Board agreed the quote from Carolina United Grading, for a new pipe to be placed to funnel the water to the stream, was the best option for preventing further erosion and making the land safe. Michelle reported that a contractor she contacted for a quote on the project declined to bid on it but recommended Carolina United.

Chris suggested Ian Peterson evaluate the area and the proposed work, to see if he agrees with the assessments and fixes. The Board agreed this was a good use of Ian's contract with SV. Michelle will contact Ian and ask for his review.

The meeting was adjourned at 4:05 PM.