

Courtyard Homes Meeting

February 19, 2018

101 Market Street

In Attendance:

SVBOD John Christian and Steve White

Berkeley Property Management Patsy Smith

Pyramid Landscape Jimmy Lloyd

Residents: Scott and Sue Morrison (102), Joe Lowman (204), Bob Rizzo (110), Susan Blount (100), Diane Yardley (118), Linda George (114), Michael Hudgens (104), Bernard and Becky Herman (116), Joel Leininger and Pat Turlington (202), Gordon and Kathy Stevens (206)

At the meeting John made available the following documentation: SVHOA budget for the Courtyard Homes, Landscape specific budget and cost analysis, 2018 Pyramid Landscape proposal (approved by the SVHOA BOD) which outlines required services.

John called the meeting to order, set timeline for one hour and established guidelines.

Patsy will take minutes and they will be posted to website.

Joe Lowman, past HOA president gave a history of developer "intent" for Courtyard Homes to have community landscape. Over the years they have had various levels of service and some owners have taken on doing their own gardening and in fact would like no services. Courtyard Homes last reviewed the community landscape agreement in 2008 and at that time the community agreed to remain under the SVHOA umbrella and landscape contract.

Sue Lowman then addressed the current issue with landscaping over the past year and the main concerns at this time: disposal and removal of leaves at Courtyard Homes and Arlen Park, turf condition, uncertainty of services provided and when and at this time she feels they should be compensated for past assessment as the quality of service has been so poor.

Bob Rizzo spoke about the relationship between the BOD and Berkeley and a certain distrust that he feels regarding how the two operate and is concerned about the SVHOA money and how that is managed. Patsy told Bob that financials are posted monthly to the website and the SVHOA BOD Treasurer reviews the financials monthly with Berkeley. He added that he agrees the leaves are an issue as well.

Susan Blount questioned what residents are entitled to as far as the landscape agreement. She has asked that some trees be planted in Arlen Park and that was not done in 2017.

Diane Yardley expressed concerns regarding the turf maintenance, how can residents go about opting out of pruning and mulching and would like notification of when these services are going to take place.

Linda George agree with Diane and would like a schedule of services.

John at this point clarified the responsibility of street trees and that it is the responsibility of the SVHOA and the city of CH and not individual residents at the Courtyard Homes or in SV. He also explained the process of securing the landscape contract and that the BOD works with Berkeley to secure bids and vet the vendors.

Mr Herman expressed concerns regarding leaf blowing and the graves behind the homes. He is concerned about the condition of the graves and whose responsible for taking care of them.

After resident's comments were complete, John, Jimmy and Patsy did their best to address specific questions and tried to come to an agreement with residents as to where we go from here.

Jimmy agreed to let residents opt out of pruning and mulching. Patsy will collect the names and addresses of such resident and pass them along to Jimmy. Jimmy also stated that Fridays (weather permitting) is service day at Courtyard Homes.

Jimmy and Patsy will work on a schedule of services for residents and get it to the Courtyard Homes representative who will then share with the community. John made it very clear that the residents should organize and have one "street captain/representative" who will communicate with the SVBOD.

John summarized the following:

1. The landscape contract with Pyramid for the Courtyard Homes provides basic services at a minimal cost. Commercial, community landscaping.
2. The current BOD is willing to look at separating this relationship with the Courtyard Homes and allowing them to secure their own landscape services in 2019.
3. The current BOD would also be willing to look at or refine the services provide to the Courtyard Homes in 2019.
4. The BOD would like to have a single point of contact for the Courtyard Homes, a representative to communicate with the BOD and residents. Suggested they form a committee.
5. Pyramid will provide a schedule of services for the Courtyard Homes that will outline what and when services will occur.
6. Pyramid will provide a regular report that will be forwarded to the Courtyard Homes representative.
7. Bartlett Tree is the tree provider in SV. Bartlett Tree is only responsible for hazard pruning, disease control and replacing dead street trees. Pruning of trees or shrubs less then 12 ft is the responsibility of the landscape contractor, Pyramid, according to the approved proposal and is scheduled for twice a year.
8. Please call Berkeley directly with any future concerns or questions.

John asked to extend time for 15 more minutes and everyone agreed.

Meeting adjourned at 7:45pm