

**SVHOA Board Meeting**

**January 13, 2026**

**4pm**

**Zoom**

- 1) Discuss possible audit
  - a) Cost of audit: 20K-40K for one year
  - b) Scope of audit
- 2) Continue contract with PS Ponds to inspect ponds quarterly?
- 3) Continue contract with Triangle Ponds to visit ponds monthly?
- 4) AGM
  - a) Nature of meeting
  - b) Finalize Annual Meeting Packet
- 5) Candidates for Playground Enhancement committee
- 6) Updated ARB Guidelines
- 7) Pond 3 Sediment Buildup (Stream Restoration)
- 8) 145/147 Graylyn Erosion
  - a) Carolina United Grading proposes correcting swale erosion
    - I: large fallen tree left in place
  - b) homeowner states:
    - I: “a cluster of 3 medium sized trees are now at risk of falling over” and
    - II: “two giant trees have been undermined. They will likely fall towards 149 Graylyn or 147 Graylyn”

Executive session