

SVHOA Board of Directors  
April 4, 2019  
4pm  
101 Market Street

Board of Directors	Susana Dancy	President
	Hurt Covington	Treasurer
	Nancy Draughon	Co-Secretary
	Susanna Trevino	Co-Secretary
	Rana Singh	Vice President

Management	Tony Smith	SVHOA Community Manager
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Others Present: Steve Robinson, Nancy Morton, Spencer Cowan

Establish a Quorum/Call to Order

With quorum established, the meeting starting at 4:01pm.

Open Comments

A home owner expressed his concern that the trees in front of his house between the sidewalk and street need to be cut down because their roots were causing a safety hazard. These trees belong to the city and it is their decision which trees are cut each year. The board encouraged him to contact the town and stress the fact that this is a safety issue.

Approve Minutes of Previous Meeting(s)

The minutes for the February 19<sup>th</sup> SVHOA Board Meeting was formally approved by the Board for the record. The meeting minutes are posted on the community website.

President's Report

Natural Learning Institute (NLI) contract

Susana received a draft of the questionnaire about common area usage, which she will forward to the board for input. The questionnaire is scheduled for mailing in the spring.

Treasurer Report

Monthly financials were reviewed and approved. The 2018 taxes have been prepared. Hurt will sign and submit the forms prior to April 15<sup>th</sup>. No taxes are owed.

## HOA Manager Reports and Recommendations

### ARB

Rana Singh will be the Board liaison with the ARB.

### Unmaintained trails

The bridge near the beginning of Fan Branch Trail which was constructed as a Boy Scout project over and washed away during the storm last year was inspected. It is too heavy to be replaced and it cannot be used as is safely. Unfortunately, the bridge will have to be taken apart and removed permanently. The Board approved this action and direction Management to proceed immediately.

### Executive Session

The board went into executive session to discuss legal matters regarding delinquent HOA dues.

### Townhomes

It was decided, unanimously, that all townhomes will have their roofs inspected this year for storm damage. Management noted that all townhome roofs are inspected annually to check on the remaining useful life of those roofs. Of note, this 2019 inspection will include Townhomes I which has already issued an RFP to vendors as TH1 had already planned to have all roofs (16 units) replaced this year. TH1 roofs are original, being built in 1996. It was noted when a roof is replaced the gutters and fascia boards may also need to be replaced.

Westend Townhomes and Highgrove Townhomes are scheduled for exterior trim painting this year. Management will proceed with getting a quote for trim work on Westend THs first. Rana will be closely involved in the selection of the vendor. This will include as needed wood repair. The Board voted to defer the exterior trim painting of TH1 and TH2 until 2020.

Management informed the Board that his staff has observed that yard waste is being dumped into adjacent wooded areas, particularly along Edgewater Circle. Management will send email to list serve reminding residents that this is not acceptable and that they should use the town lawn-waste pick up services. Additionally, Ruppert will stop any landscape vendors that they see doing this. Management will do the same (if they are able to see it actually happen).

### Other

Hurt Covington submitted his resignation from the board effective at the end of today's Board meeting. The Board will discuss how to fill this open slot at a future Board meeting.

Being no other business before the Board the meeting ended at 5:45pm.