

**SVHOA Board meeting  
July 16, 2019, 101 Market Street, 1st Floor Conference Room**

**Present:** Susana Dancy, President; Alan Rimer, Treasurer; Susanna Trevino, Secretary; Nancy Draughon, Member-at-Large

Tony Smith, SVHOA Community Manager, Berkeley Property Management, LLC; Patsy Smith, President, Berkeley Property Management, LLC

**Absent:** Rana Singh, Vice President

Alan Rimer called the SV HOA BoD to order at 6:33pm and established that a quorum was present.

**Open Comments:**

Nicholas Motta, Boy Scout from Troop 39, presented his Eagle Scout project which is to replace the bridge over Fan Branch Creek on the path used by students to walk to school at Culbreth Middle School. He estimates that the cost will be about \$500. The Board voted to give Nicholas \$150. Alan Rimer will work with Nicholas on this project. Tony Smith will check on estimates to upgrade the trail (prior estimates were between \$11,000 and \$23,000, depending on labor assumptions, location & scope of work).

A home owner, his wife and children asked the Board to overturn the ARB's denial of their yard's ARB application (denied at the May ARB meeting). He presented their case and explained why they had chosen the materials used. No board decision was made.

Several owners from Unwin Circle asked that more be done to upgrade the area within the circle. They would like to see more trees planted, more grass (seeding, etc.), correction of any erosion problems. The Board will evaluate this area as part of its common area maintenance plan and evaluate what improvements might be possible in next budget year.

One owner wants the SV landscaper to cease using glyphosate in SV. Patsy Smith informed the homeowner that landscaping company currently sprays only in hardscape areas, such as cracks in sidewalks, streets and paths. It no longer is sprayed on playgrounds. When glyphosate is used it is sprayed very early in the morning, such as 6am, to limit possible exposure to homeowners and pets.

**Minutes:**

The minutes of the May 21, 2019 meeting were approved.

The current financials were reviewed by Alan Rimer. He is investigating higher yield options for the reserve accounts.

ARB decisions (January - June) as posted on the website were reviewed.

**Management report:**

New roofs for Townhouse I will be complete by the end of the week.

Exterior trim replacement for Westend Townhomes likely will be complete by the end of July

Exterior trim repair for Highgrove Townhomes will begin after Labor; Rana (as, Townhome Committee chair) will direct Berkeley on the selection of the vendor and scope of work.

Complaints to management were reviewed.

**President's report:**

A copy of the community survey regarding HOA common areas will be conducted this Fall in conjunction with NCSU. Postcards will be mailed to each residence in SV directing them to complete the survey online.

**Board actions:**

The board voted to contribute \$150 toward the cost of the Eagle Scout bridge project.

**Executive session:**

The board entered executive session to discuss legal options regarding a delinquent account and to discuss homeowner appeal of ARB decision.

After conclusion of Executive Session, meeting was adjourned at 9:15pm.

Next Meeting is Tuesday, September 17<sup>th</sup> @ 6:30pm at 101 Market Street 1<sup>st</sup> Floor Conference Room.