

SVHOA Board of Directors Meeting Minutes

Tuesday, March 12, 2024, 10:30 AM, via Zoom

Present:

Kevin Kelly, President
Rana Singh, Vice President
Sam Benen, Treasurer
Suzanne Lyman, Secretary
Kim Van Horn
Michelle Johnson, Property Manager

We have a quorum. Kim suggested some additions to the agenda:

1. Sam's treasurer report
2. Finance committee meeting
3. Meeting with developer of the site across 15-501
4. Land rights

There was an ensuing discussion about the land rights issue in which a company purchases a home and severs the land from the home so that a buyer buys only the home and then leases the attached land. Kevin noted that there has not been much progress made on this and that a change to the covenants would be necessary to prohibit this practice in Southern Village. He noted that he left a message for the company in question stating that they had no active interest in Southern Village and their practice was not in the interest of our community. He also suggested that one way to discourage this practice was to make it onerous for a company to buy a property here, such as making the buyer pay a high assessment on the property. He also stated that engaging council would be expensive.

The agenda for the meeting was approved unanimously.

Open comments:

No one came forward to address the board.

Letting everyone know about the passage of the gas-powered leaf blower ban.

Sam commented that there were two different messages:

1. SVHOA single-family homeowners and townhome owners
2. Members of the Master Association, ie. other HOAs

For SVHOA, an email could be sent out that there is a new rule in effect, and it would elucidate the mediation and fine processes. For HOAs in the Master Association it would state that the board moved forward with weighted voting to achieve the ban and that those HOAs that did not approve the amendment could opt out of the ban. Sam agreed to write both missives and

we can send them out as soon as the amendment is recorded with the Register of Deeds. It will be incumbent upon aggrieved individuals to report the use of GPLB and Kim wanted Sam to include an avenue for such reporting.

Pond Maintenance:

Suzanne outlined a comparison of two of the pond maintenance proposals: Triangle Pond and Dragonfly. Kevin said that a lot of people see these ponds and how they are maintained, especially the pond along Brookgreen. It was noted by Kim that it is difficult to compare the proposals because they don't all quote the same items. There was a unanimous vote to select Triangle Pond Management for our pond maintenance and mowing.

The board also evaluated a proposal from Ian Peterson, PS Ponds (engineer) for the overview and inspection of our ponds. He will visit the ponds quarterly and inspect them annually. We voted unanimously to approve this proposal.

Ian Peterson conducted a review of pond 3 related to the replacement of the pipe and the dredging. He provided a report containing some additional work that Triangle Pond should do for the repair. It was decided to ask Ian to prepare a set of specifications that could be forwarded to Triangle Pond for an update of their proposal. Kevin said that we were just changing the scope of the work and it wasn't necessary to reopen the bids. We voted unanimously to deliver the changes to the vendor and to include the reinforced concrete pipe instead of the corrugated metal pipe. We also wanted the inclusion of a warranty.

Drainage Repair:

Michelle showed us a proposal for replacing the pipe and drain as well as adding some rock lining, however there was a question of that being on someone's property. It was decided that we should let this be and Michelle would ask to have the drain cleaned of debris periodically.

Soccer field:

There was a proposal by Ruppert to aerate the soccer field. This was approved. The proposal also included the cost of visiting the soccer field twice per year, but Kevin wanted to know what that visit would include. Kevin also pointed out that he discovered several holes in the soccer field which could pose potential hazards. The proposal included spreading a thin layer of sand across the field to help with the drainage issue which has been a big problem. Sam stated that we have funds for emergencies. It was deemed too expensive at this time and will be reconsidered after the pond work is completed. Kim thought that every penny spent on the soccer field was worth it. Kevin said we need to identify the holes and find out what the process is for fixing them.

Townhome committee/planning committee:

Kim said it is not clear what the committee would do. The committee could begin to review the reserve study. We could roll the townhome committee into the planning committee. Another townhome reserve study would be a good idea, but it was tabled for now because most of the work including roofs and painting have been completed or are scheduled.

Flores contract for Westend:

The contract prepared by Rodger Traynor assigned the signatory to Westend. Sam and Suzanne edited this contract and assigned the SVHOA as signatory. Rodger presented his views in which he stated that it was inappropriate for management to sign an agreement of this sort. Suzanne commented that it was up to the board to make these decisions. Suzanne also noted the discrepancy between what Mr. Flores put in his email regarding the work that he would do and what Rodger put in the contract. Kevin noted that we have one tax ID and it probably makes sense for a board member to be the signatory. It was decided unanimously that Kevin would sign the contract as President of SVHOA, and Suzanne, Sam, Rana and Rodger (as member of the contracts committee) as well as Aaron Burstein (also member of committee) will work on editing the contract for Kevin to sign.

Mulching the trees along Edgewater:

Ruppert provided a bid and it was decided that we should solicit other bids.

The meeting ran long and it was decided to push the remaining items on the agenda to our next meeting in May.

Subjects not considered/tabled due to length of March meeting include impervious surface availability in Southern Village, SV Magazine, ARB Committee Report and finance committee.

Meeting adjourned at 12:50 PM