

SVHOA Board of Directors Meeting Minutes

Tuesday March 24, 2026, 4:00 PM, via Zoom

Present:

Suzanne Lyman, Secretary/Treasurer
Rana Singh, Vice President
Kim Van Horn, ARB liaison
Chris Stas, member
Michelle Johnson, Property Manager

The meeting was called to order at 4:04 PM:
A quorum was met.
No additional agenda items were added.
There were no open comments.

Agenda:

ARB Guidelines:

The ARB updated the guidelines which need to be approved by the board. The guidelines were sent to the board members ahead of the meeting. Chris had concerns about the removal of trees on a homeowner's property; he didn't think it should require approval from the ARB and that additional rules were not necessary. Kim agreed to change some of the language in the guidelines concerning tree removal and ask the board to vote on approving the new guidelines via email. Chris also had concerns regarding guidelines for exterior paint color, but he said he understood the need to limit the same colors on adjacent properties or properties directly across the street. Kim agreed to work on the language of the guidelines to reflect this concern.

Playground Enhancement committee:

Chris reported the committee met in February and early March and plans to meet monthly ongoing, he is very enthusiastic about the quality of the committee. A former playground designer joined one of the meetings and provided great information, including how expensive community playground

equipment is. The committee has a 5-year planning goal and is deciding how to use the \$20,000 in funding they have for 2026. Suzanne advised that whatever is left in the playground enhancement budget of \$20,000 at the end of the year can be used to purchase a CD earmarked for playgrounds. There were two suggestions for the current playground enhancement budget: a concrete ping pong table and a ga ga ball court (similar to dodge ball). Neither was voted on. The committee is focusing on improving the Market Park (corner of Newell and Winston Ridge) because it has a fence and is very popular. The committee felt strongly that all SV parks be maintained rather than retiring any of them. Chris requested a budget to replace depleted sand at the Market Park. Mill House obtained 2 quotes that were pretty equivalent in cost, about \$4500. Rana suggested having the sand delivered and getting volunteers to spread the sand, which would save about \$1200. Rana and Chris will follow up on feasibility of this option. It was decided \$4,000 would be spent from the HOA “maintenance of the common area” budget for the sand, as opposed to using the parks enhancement funds, and the sand is more of a maintenance issue, and the Board agreed the \$20,000 parks budget should be used for enhancements.

Pond 2 pipe replacement:

The pipe in the pond on Brookgreen will be replaced beginning approximately May 1st. Ian Peterson, who oversees SV pond work at the behest of the Board, thought that May would be best for the reestablishment of the grass along the side of the pond. It was decided that Michelle will send out a notice to the community to let homeowners know about the planned construction, since there might be questions. Once an actual start date is determined, a second notice will go out. The cost of the pipe replacement is \$63,500 and no dredging is needed.

Pond 4 dredging:

The pond near Scruggs Elementary will be dredged in early 2027. Ian Peterson will perform some measurements for \$600 to determine the location within the pond to be dredged, and the amount of sediment that needs to be removed. This information will be relayed to Triangle Ponds, the contractor who performs the work, when Michelle asks them for a quote in August, so that there is sufficient time to prepare the 2027 budget.

Street tree treatment with insecticide:

Contractor Davey Tree has started pest treatment on the street trees, which needs to be performed before the trees bloom.

Highgrove Trim repair and painting:

This project will begin on July 6th. Suzanne mentioned that the Highgrove budget is very tight and she will keep an eye on it as the project proceeds. She noted that CTI indicated in an email that they are willing to take partial payments but she hoped this would not be necessary.

The meeting was adjourned at 4:44 PM.