

SVHOA Board of Directors Meeting Minutes

Tuesday, May 12, 2026, 3:00 PM, via Zoom

Present:

Suzanne Lyman, Secretary/Treasurer

Kim Van Horn, ARB liaison

Chris Stas, member

Michelle Johnson, Property Manager

The meeting was called to order at 3:04 PM:

A quorum was met.

The agenda was approved.

Open comments:

SV attorney Michael Ganley joined the meeting to discuss the possibility of an amendment to the SV Supplementary Declarations that would codify the separate responsibilities for townhome maintenance between the SVHOA and homeowners. Suzanne stated that the townhome responsibility document initially prepared by a previous board in 2011 could be incorporated into an amendment. Mr. Ganley said that there would need to be 75% of townhome owners in favor of an amendment. However, if we default to the Planned Communities Act, then we would need 67% in favor of the amendment. Mr. Ganley agreed to take the list of responsibilities supplied by Mill House and write up an amendment. Kim agreed to work

with Michelle/Mill House on a letter to townhome owners, along with the proposed amendment, to determine if there is support for this amendment. Suzanne stated that the current SVHOA responsibilities for townhome maintenance are already covered by the monthly assessments.

ARB guidelines:

It was decided to table discussion and a vote on the new guidelines until all 5 members of the board are present to vote.

Playground enhancement update:

The Board decided in the meeting (and post-meeting, via email) to fund \$4492 worth of sand and the spreading of it in the Market Street playground from contractor JCnJC. The money will come from the Community Maintenance budget.

Pond 2 pipe replacement:

The replacement of the pipe in the pond with an aluminum pipe and concrete collar was already approved by the board via email. This pipe has a lifespan of 50 years, the same as the HDPE pipe originally quoted. The start date of this project is contingent on the pipe being made available. Mill House will send an email to all homeowners when the start date is planned. The cost remains the same: \$63,500.

Quotes for insurance:

Suzanne and Michelle/Mill House met with Luke Rigsbee, the current HOA insurance agent, regarding future SVHOA insurance. Once the current D & O claim is closed, we can submit applications to companies other than Philadelphia Insurance, however Luke thought that Philadelphia insurance was competitive with other companies.

Backflow device at soccer field:

After receiving notice from OWASA that there may be a leak in the current device, Mill House had it checked and it was found to be rusted out and leaking. The board voted in favor of Ruppert's quote for \$6415 to replace the device; the quote included removing some bushes surrounding it and their replacement. The presence of a backflow device is mandated by Chapel Hill.

The meeting was adjourned at 3:41 PM.