

CSG APPROVED MOTIONS

From AppFolio: 1/20/2025 – 2/15/2025
Executive Sessions: 1/7/2025 and 2/4/2025,
and Community and BOD Meeting: 1/21/2025

MOTION 01-03-25, App. 01/21/2025, Diana Sinisi moved to approve the consent agenda and Martha Martin seconded the motion. YES-5, NO-0.

MOTION 02-01-25, App 2/15/2005 by AppFolio, Replace rotten framing on garage for 429 Wintercrest awarded to CTI in the amount of \$1,952.75 YES-6, NO-0

ESM 01-01-25, App. 1/07/2025: Bonnie O'Connell moves to accept the drainage bid from NC Drainage in the amount of \$26,500. Martha Martin seconds the motion. YES-5, NO-0, ABSENT-1 (Also approved in AppFolio)

ESM 01-02-25, App. 1/07/2025: Martha Martin moves to pay the 2023 tax bill for \$3,044. Tom O'Connell seconds the motion. YES-5, NO-0, ABSENT-1

ESM 01-03-25, App. 1/27/2025, Diana Sinisi moves to appoint Sibyl Wilmont to the Countryhouse Board of Directors as Secretary effective immediately. Martha Martin seconds the motion. YES-6, NO-0.

ESM 01-04-25, App. 1/30/2025, Diana Sinisi moves to accept the bid from Davey Tree Expert Company for pruning and tree removal service. The bid is for \$65,895 and includes a 7.5% discount for the full list of trees. Tom O'Connell seconds the motion. YES-6, NO-0, ABSTAIN-1

ESM 02-01-25, App. 2/4/2025, Martha Martin moves to approve the Risk Management mission statement as follows: To provide meaningful and timely information to the community related to insurance and safety. To develop collaborative risk mitigation strategies and analysis to enable solid decision-making and to foster and promote community resilience under the Board's direction. Seconded by Bonnie O'Connell. YES-6 NO-0

ESM 02-02-25, App. 2/4/2025, Diana Sinisi moves that board will not vote to approve the outdoor lift installation at 483 Beechmast until the new owner has made a request. Seconded by Bonnie O'Connell; approved unanimously.

Post-meeting note: Harmony Taylor, legal advisor, gave following advice on this issue which we sent to the realtor: The association is happy to work with the potential buyers to review an architectural request for reasonable modifications to allow accessibility to the home under the Fair Housing Act. Please submit an architecture request showing exactly what needs to be installed, including a site plan and drawing of the alterations. We understand that time is of the essence and will work to quickly review the proposal. Note that if the plan involves any modifications in common areas, these could be subject to commercial permitting. Please also note that all such

modifications are at the expense of the requesting party and that a condition of approval of the modification may be that it be removed, at the current owner's expense, if and when it is no longer needed, or at the time of sale of the home unless the new owner also needs the modification.

MOTION 01-01-25, Approved 1/15/2025 in AppFolio, Inspect using camera and sonic tools. Water jet all catch basins and drainage pipes to clear them of debris. Report back on any recommended repairs. Awarded to NC Drainage \$26,500

MOTION 01-02-25 Approved 1/20/2025 in AppFolio, 463 Beechmast, Add a wheelchair accessible ramp. Homeowner Paid.