

Countryhouse Service Group V, Inc.
Executive Working Meeting
February 6, 2026, O'Connell Home

Present: Bonnie O'Connell, Tom O'Connell, Martha Martin, Annette Kilby
VP Tom O'Connell called the meeting to order at 2:31 PM. Quorum was established.

Minutes of Meeting

Board Members Needed:

The BOD has two vacancies. Names of potential new members were discussed. They will be contacted.

Ice/Snow Removal:

The BOD discussed whether the treatment of areas in Beechmast during the recent ice/snow event were effective. The treatment was put down after the ice had accumulated. It is uncertain whether earlier treatment would have been more effective.

Communications with Property Manager:

It was agreed that the BOD president should be the point person to communicate with the PM. It is recommended the president set a specific time to communicate with the PM weekly as well as communicate to the PM the BOD consensus when issues arise.

Insurance Master Policy Renewal:

Item is tabled until March. The BOD has not received the 26-27 renewal documents for review. Martha contacted Robert Taylor of the Morris Agency requesting the documents. Insurance and Safety Committee have asked for a copy for review and to make recommendations.

Gutter Guard replacement at 365 Linden Close:

The homeowner at 365 Linden notified a BOD member their guards were not replaced when taken down for roof replacement. Annette will follow up with PM to see if Chief Roofing has replaced them.

Post Meeting Note: MH is in the process of scheduling this work.

RootX:

The BOD discussed the application of RootX to sewer drain lines. A presentation will be prepared for the Community Board meeting this spring (March or April) to explain the pros and cons of the application. John King and Josie Dickson will be asked to share their experience and knowledge of the product. Martha will develop a power point for the presentation. The BOD discussed allowing homeowners to opt out of in-home application, using the outdoor clean out instead.

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Executive Session:

- **MOTION 02-01-26, Approved February 6, 2026.** Martha Martin made a motion to go into executive session to discuss issues involving homeowner complaints. Second by Bonnie O'Connell. Yes: 4 Absent: 1

The meeting was adjourned at 5:30 PM.

Respectfully submitted,
Annette Kilby, Secretary

Abbreviations:

ESM	- Executive Session Motion	HOA	- Homeowners Association
BOD	- Board of Directors	CSG	- Countryhouse Service Group V, Inc.
RFP	- Request for Proposal	HOG	- Homeowners' Guidelines
App.	- approved	MH	- Mill House Properties
PT	- Part Time	PM	- Property Manager