

Countryhouse Service Group V, Inc.
Executive Working Meeting
April 7, 2026, The Gathering Place

Present: John King, Bonnie O'Connell, Tom O'Connell, Martha Martin, Annette Kilby, Kathleen Lord

John King called the meeting to order at 5:17 PM. Quorum was established.

Minutes of Meeting

Report from FHA President's Council:

John King reported the following items discussed at the council meeting:

Paving of the state-maintained roads was reported to occur in 2027 but has already begun. Crews are filling pot-holes along the shoulder of the roads and will come back later to pave the entire road.

Disaster preparation was discussed. In the event of internet outage, The Gathering Place is now equipped to provide satellite links. There are 30 emergency radios in Fearrington, four of which are in Countryhouse, clustered in one area. They are hoping to add an additional radio in the Beechmast area once it is determined it will receive a signal.

Fearrington will enter a contract to provide snow removal in the future. Service groups are invited to contract with the same company to treat areas of critical concern within their service area.

The FHA is seeking volunteers for 'Fearrington 2040', a long-range planning committee.

Prospective Board Members:

MOTION: 04-01-26, Approved 04-07-26 Bonnie O'Connell moved to appoint Jim Farrington and Kathleen Lord to the Board of Directors for the remainder of the year. Second by Tom O'Connell. Yes: 5

Repairs to Decks, Walkways and Step:

A quote has been received for deck repairs; however two decks were left off the RFP requiring a new quote.

The walkway at 393 Lyndfield is in the process of being repaired. All the bricks were taken up revealing extensive roots causing the severely uneven walkway. Walkways with the worst issues are being addressed now, others will be repaired later.

The front steps at 329 Sycamore will be rebuilt due to severely loose bricks. Repair will also be done to steps at 345 Weymouth.

Chimney Windows and Rot Issue

Vinyl chimneys are being inspected after rot was found in particle board beneath the vinyl at three locations. (The damage is believed to be the result of improperly installed corner molding when the homes were built.) Once the inspections are completed, CTI will assess

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the damage to the chimneys where rot is found (\$500/chimney). Once all inspections and repairs are completed, all chimneys will be caulked and repaired chimneys will be wrapped. The windows beside these chimneys are being assessed for needed painting or repair.

Octagonal windows will be inspected later this year.

The purchase of replacement garage lights will be postponed.

Townhomes are pressure-washed every two years. This will occur in June for those scheduled for this year.

All roofs will be blown off once the pollen settles down.

RootX Presentation Update:

PM received a new quote for RootX which will be entered in AppFolio for approval. A group of volunteers will be trained in the product application. HOA will provide gloves and protective goggles to the volunteers. Mitchell Alley of RootX will join the April 21 meeting by Zoom to discuss the application process with homeowners.

Final Insurance Forum Notes Update:

Annette Kilby reported she was unable to make the requested change to the notes. Post-meeting Note: Annette was able to copy the notes to a different format, made the change and will forward them to Communications for posting.

Account Balance/Cash Flow Update:

Martha Martin reported the insurance bill has been paid, leaving sufficient funds to pay the tree invoice and monthly expenses with no need to temporarily use reserve funds.

The Finance Committee will be interviewing a prospective new CPA to conduct a financial review and to complete taxes. The BOD was invited to participate in the Zoom meeting. (An extension will be filed for taxes.)

Martha met with the Roofing Committee. The committee asked to be notified of work orders involving roof repairs in the Beechmast Closes. They will monitor to determine if the roof replacement schedule for this area needs to be moved forward.

Bylaws Change Update:

John King contacted the Gathering Place scheduler and was told the only November date available for the Annual Meeting is the second Sunday. It was decided not to change Section 1. Annual Meetings at this time. To meet the bylaws requirement of thirty (30) days' notice of the meeting, a September deadline was set for assembling the necessary documents for the meeting packets, including resumes of prospective board members. The BOD will monitor how this date works out this year before requesting the date permanently.

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The BOD reviewed the wording for Section 3. Notice of Meetings to allow for emailing Annual Meeting packets. The BOD will work toward getting the information and ballots to the homeowners in May.

If approved, homeowners will be given the opportunity to opt-in to receiving Annual Meeting packets by email.

The meeting was adjourned at 7:10 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