

Community & BOD Minutes

Countryhouse Service Group V, Inc.

DATE April 21, 2026

TIME 9:30 AM

MEETING CALLED TO ORDER BY John King, President

IN ATTENDANCE

Board members: John King, Martha Martin, Tom O'Connell, Bonnie O'Connell, Annette Kilby, Kathleen Lord
Quorum established.

Committee Chairs: Dell Ford (Roofing Committee), Alvin Kilby (Maintenance)

Mill House Director: Michelle Johnson

Six residents in person, Seven residents on Zoom

MOTION TO APPROVE THE CONSENT AGENDA

MOTION 04-05-2026, Approved 04/21/2026. Kathleen Lord made a motion to approve the consent agenda which included the minutes from March 17 Community and Board meeting, the April 7 work session, the April 21 Motions report and Agenda. Second by Tom O'Connell. YES: 6 (1 absent)

PRESIDENT'S REMARKS, JOHN KING

- **New Board Members** – John King welcomed back Kathleen Lord to the BOD and announced the appointment of Jim Farrington to the BOD.
- **Independence Celebration** – John reminded residents of the FHA Independence Celebration taking place Saturday, April 25 at the Gathering Place, featuring a Fife and Drum Corp and other activities.
- **FHA Presidents Council** – John attended the Presidents Council meeting. The following items were discussed.
 1. **Paving.** At the meeting, they were informed paving was planned for 2027, however the NCDOT started patching Village Way and Weathersfield the next day. The state will repave these roads at a date yet to be determined. Weald Stone was also patched.
 2. **Disaster Prep.** The Gathering Place now has the capacity to operate a satellite link during emergencies. Residents will be able to use the link for emergency communications by coming to the Gathering Place. There are thirty (30) emergency radios within the Fearington community as well. Four residents within Countryhouse (John Linton, Alvin Kilby, Dean Felton and Jim Fink) have an emergency radio.
 3. **Snow Removal.** The FHA board has negotiated with the NCDOT to allow a privately contracted company to remove snow on the state-maintained roads (Village Way and Weathersfield) within Fearington on the most hazardous areas where snow doesn't melt. Once the state approves the company, a contract will be pursued. Countryhouse can also contract with the company for treatment/removal on the most hazardous areas within their service group (two areas of Beechmast).
 4. **Fearington 2040.** The FHA is looking for volunteers to join a committee to envision/plan what Fearington will look like in 2040. If interested, contact John King.

TREASURER'S REPORT, MARTHA MARTIN

Quarter One ended March 31. The Finance Committee is aware of issues with the vinyl chimneys that will require maintenance this year. There are currently three chimneys identified as needing major repair, two have been repaired and a third is scheduled. The Maintenance Committee have inspected all chimneys. For now, the repairs will be paid from the Operations Budget, however as more information is received after the vinyl is removed to assess the damage, it may be necessary to cover future repairs from Capital Reserves.

Question: Is it required to remove the vinyl?

Answer: It is the only way to determine the extent of the damage.

We are operating within the budget. Reminder: operating expenses are paid from monthly assessments, capital projects are paid from reserves. The Balance Sheet shows the HOA account balances. The Pinnacle accounts are the operating accounts, Live Oak the CDs.

ROOTX PRESENTATION, MITCHELL ALLEY

Mitchell Alley, RootX Representative for the Southeast District, joined by Zoom to provide information about the product, its application and to address safety concerns. The product is used by municipalities, housing developments, etc. to prevent root growth in sewer lines. CHHOA purchased two (2) pound jars which treat fifty (50) feet of four (4) inch pipe. The dry granular product contains two parts, a foaming agent and herbicide. For application, a funnel is attached to the jar, the commode is flushed, the product is poured into the flushing toilet closest to the outside drain and immediately activates as it hits the water. Additional water is added as the product flushes down the pipe to push the foam down the toilet. The roots suck up the chemical and is killed immediately. Residue from the foam adheres to the pipe to prevent future root growth for a year.

Should the dry granules spill, they can be swept or vacuumed up. The dry granules will not cause damage to skin or clothes, but hands should be washed after application and clothes should be washed separately if they come in contact with granules.

Application in Countryhouse will be administered by trained volunteers who will be provided with gloves (and protective goggles for peace of mind). (Only gloves are required. For commercial applications, chemical aprons and gloves are recommended, however for home applications, these are not necessary.) All empty jars will be collected by John King and taken to the landfill for disposal. No open jars will be stored.

Question: How does the residue remain in the pipes?

Answer: The foam dissipates within 15 to 20 minutes, but the remaining residue attaches to the pipes to prevent future root growth.

Question: What about those homeowners who are unable to perform the treatment?

Answer: No homeowners will be asked to administer the treatment; only trained volunteers will do so.

Question: What if a homeowner refuses the treatment?

Answer: Homeowners will be given the opportunity to opt out of in-home application. The treatment can be put in the clean out located outside the property. Every home should have the treatment. When it was last applied six years ago, no one opted out. Only a couple of issues have occurred and those within the last year couple of years. Previous boards had agreed on application every three (3) years. It is possible these incidents would not have occurred had the treatment been administered as planned.

Question: Can volunteers be given name tags and homeowners notified who will come and when?

Answer: Martha Martin volunteered to make name badges for the volunteers. Homeowners will be notified of the treatment since the volunteers will contact them to make an appointment to treat their home. This worked well last time. The product has been ordered and should arrive mid-May.

Question: Do you know the location of all clean outs?

Answer: Clean out locations can be determined when the homeowner is contacted.

Question: Are there repercussions if a homeowner refuses treatment and later has an issue?

Answer: It has been discussed but no decision has been made. Those opting out may be asked to sign a waiver stating they refused the treatment.

Question: Would the treatment avoid sewer backups?

Answer: That is the purpose of the treatment. If you have experienced a sewer backup, you should recognize the benefit. It is a protection for the homeowners.

Question: Why don't people want the treatment?

Answer: They are concerned about the toxicity in their home. It kills things so they don't want it in their home. If external clean out is used, this isn't an issue at all because the chemicals don't go into the home, however the area from the house to the clean out isn't treated and there could be roots from bushes and/or trees in that area.

PROPERTY MANAGER'S REPORT, MICHELLE JOHNSON

- Maintenance committee identified decks needing repair. CTI will begin work on those today.
- The BOD is reviewing proposals for pressure washing half the Closes and blowing off all roofs once pollen season has ended.
- Garage Doors Unlimited inspected garage doors in Linden Close in April. Wintercrest West will be inspected in May. (Inspections are scheduled in order of the lot numbers.)
- RootX has been ordered and is expected to be delivered mid-May.
- MHP is working with the BOD to address the chimney rot issues. Information has been received from the inspections and an RFP will be written.

Question from Dell Ford:

Does the chimney rot have anything to do with the chimney caps?

Answer by John King: No, however there may have been an issue with the flashing above the windows beside the chimney. This has been communicated to Destin with Chief Roofing.

Question from Alan Ziegler: Which Closes will be powerwashed this year?

Answer: Beechmast, Sycamore, Weymouth, Linden and Whisperwood.

COMMITTEE REPORTS

Landscaping Committee: Bonnie O'Connell

- Pre and post emergent herbicide spraying of weeds is taking place now. Areas that have been sprayed will be marked with pink flags. (This is a change in color from what was earlier advised. Ruppert notified her this morning of the color change.) The chemical is fast acting. Sprayed areas are safe after twenty-four (24) hours.

Question: How are the resulting dead plants removed?

Answer: Unsure, but it was noted the dead plants usually wither away and disintegrate over time. Some noted they brushed them away with a wire brush (on walkways).

- Mulching is scheduled to begin next week (April 27).

John King noted how good the new grass looks and commended Ruppert on the good job.

Roofing: Dell Ford

Dell began by thanking the BOD and especially Martha Martin for keeping the committee informed about maintenance issues involving roofs. In addition to the condition of shingles, identifying issues such as workmanship can impact the scheduling of future roof replacement. The committee wants to be proactive in addressing issues. The committee met March 24. Their primary concern is the life of the garage roofs (replaced 26 years ago with 25-year shingles). The committee recommends inspecting the roofs to determine which roofs need to be addressed, to protect the HOA's investment. Some roofs have moss growing on them. The committee wants to be sure garage roofs stay on the BOD's radar. They are concerned that the garage roofs will not last until the planned 2035 replacement. Shingles are a petroleum product. The current political situation will affect the cost of shingles in the future. On behalf of the committee, Dell asked the BOD to get competitive bids for the next phase of roofing. This is good business practice and assures competitive pricing. (This is not to cast dispersion on Chief Roofing.)

Martha Martin noted that after reviewing work orders, garage roofs have not been an issue. Rather, issues concerning garages have been with garage doors or water coming into garages on the ground level. The BOD has addressed these issues by contracting Garage Doors Unlimited (GDU) to perform regular garage door maintenance. Long-range planning has funds earmarked for garage roof replacement from Capital Reserves (\$365,000) in 2035. This year, \$60,000 was included in the budget in case any garage roof replacements are required.

Question: What is the cost of replacing a garage roof?

Answer: Approximately \$2,000 per individual garage.

Question: Are the same shingles used on the garages as are on the townhomes?

Answer: Yes

John King noted some roofs have moss growing on them. Maintenance has been advised attempts to clean them would damage the shingles. There is a product called "Spray and Wait" that slowly kills the moss. Dell Ford expressed concern that this product could damage landscaping around the garage. John noted because of the slow acting nature of the product, landscape plants would not be affected.

John also stated that if a roof presents habitual issues, it may be reroofed out of cycle.

Maintenance: John King

- The company generally used for handy man services, A Trusted Son, is reducing their availability. We welcome recommendations from homeowners of providers you have used. Currently, Juan Carlos and CTI are providing these services.
- Deck repair started today on the 18 decks identified as needing minor repairs. (The HOA owns approximately 90 decks. When a homeowner replaces a deck, it becomes their responsibility to maintain.)
- Some major walkway repairs have been completed in the last couple of months. One walkway, 393, required removing all bricks revealing many roots.
- Windows beside chimneys were inspected for chipping paint. (The angle of the chimneys cause water to splash onto the windows.) A list of repainting needs has been given to PM who will develop an RFP for bidding.
- Octagonal windows will be inspected later this year.
- Thank you to the committee members for their time and efforts with these inspections.

Question by Dean Felton: Are roofing workers meeting OSHA standards

Answer by Michelle Johnson: Chief Roofing has the appropriate insurance. Each quote from them includes their insurance coverage and meets all state requirements.

Insurance and Safety: John King

Alan Ziegler has resigned as chair of the Insurance and Safety Committee. On behalf of the BOD, John thanked him and Pat Arnold for their service on the committee. Alan stated he would like to stay on the committee, but not as chair. Dean Felton and John Linton have agreed to co-chair the committee until the BOD appoints a new chair. Dean Felton asked the secretary to pull together the responsibilities of the committee. John Linton stated the chair needs to have a deep understanding of insurance which he doesn't have. Dean Felton has the knowledge but is unable to accept the position.

MOTION 04-06-2026, Approved 04/21/2026. Due to the resignation of Alan Ziegler as chair of the Insurance and Safety Committee, John King made a motion to approve John Linton and Dean Felton as co-chairs for 90 days until the BOD appoints a new chair. Second by Kathleen Lord. YES: 6 (1 absent)

OPEN FORUM (No Questions)

NEXT COMMUNITY & BOD MEETING

May 19th at 9:30 AM, The Gathering Place

10:50 AM Meeting Adjourned.

Respectfully submitted,

Annette Kilby, Secretary

Abbreviations:

CSG – Countryhouse Service Group V HOA

HOA – Homeowner's Association

BOD – Board of Directors

RFP – Request for Proposal

HOG – Homeowner's Guide

FHA – Fearington Village Homeowners Association