

**Countryhouse Service Group V, Inc.**  
**Executive Working Meeting**  
**June 2, 2026, The Gathering Place**

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Present: Bonnie O'Connell, Tom O'Connell, Martha Martin, Kathleen Lord, Jim Farrington

Absent: Annette Kilby, John King\*

\*John King is in the hospital dealing with a severe bout of pneumonia. Our thoughts are with him and Betty. We are worried about our friend and send him love and healing energy.

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### **Minutes of Meeting**

#### **1. Dog Issue:**

Regarding the Beechmast dog issue, there will be a monthly meeting of the Animal Control Board for Chatham County on Tuesday, Jun 9 at 9am. Bonnie, Martha, Jim and our attorney, Harmony Taylor plan to attend. The owner of the surviving dog filed an appeal to the ruling by Chatham County labeling their dog as "potentially dangerous". An incident occurring yesterday was discussed where a person was walking their dog on a leash on West Camden when the dog pulled away from them toward another dog. The person was dragged and is hospitalized with a head injury. The BOD is concerned that older community members don't understand how easily a healthy, lively dog can get away from them and cause them and/or others harm. It's a liability to the community where the HOA has limited authority. It is a personal liability to the dog owners.

The BOD needs to enhance communications and public service announcements to the community. The Communications Committee needs to be revitalized. Last year the newsletters were excellent.

It is important for homeowners and community members to report to Millhouse when they see someone who does not have their dog on a leash outside of their home and who does not pick up after their dog. If the BOD isn't aware, they are unable to exact a fine or follow up. If you see something, say something.

Follow Up: Martha will create a timeline of the Beechmast incident and send it to our attorney and the BOD. BOD members will be prepared to appear at the Animal Control Board meeting\ on Tuesday, Jun 9.

#### **2. Annual Meeting:**

The Annual Meeting for Countryhouse Services Group is scheduled for Sunday, November 15 at 6pm at The Gathering Place. (The meeting space wasn't reserved in time to get our usual slot and Nov. 8 was reserved. A later time on November 15 was open, allowing more time to prepare for the meeting.)

#### **3. Chimney Issues – Water Incursion**

The BOD received a comprehensive summary of the inspection of properties in Countryhouse that have chimneys that are installed to an outside wall and are not made from brick but rather from siding and plywood. The original installation in 1988 has experienced "wear and tear". The issues that exist will be fixed and chimneys will be sealed. There are a total of 67 chimneys: 39 need corrective repairs, 28 need to have the joints sealed and roof flashing checked. CTI has given a quote of \$2,800 per chimney x 39 chimneys = \$109,200.

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The funds are available on other budget lines that can be redirected to cover these costs:

- Garage Roofs: \$60,000
  - Reserve Study: \$25,000
  - Paving: \$15,000
  - Building Maintenance: \$9,200
- TOTAL \$109,200

MHP was asked to get a quote on the other chimneys in this category that need to be sealed and have roof flashing checked. The BOD feels good about our ability to move quickly on this issue, take corrective action, and the ability to afford the solution without needing to raise additional funds.

The BOD discussed filing an insurance claim and the effect this would have on future premium rates and insurability. We will look to our insurance agent for guidance and proceed cautiously. In initial conversations with our agent, he isn't sure that the claim will be paid, but it is important to ask. If filing a claim is successful, a deductible of \$25,000 would be paid and funds received from the claim above that would be worth it if our standing with our insurance companies remained good. The BOD will continue to seek advice from our insurance agent on the matter. Either way, the BOD can handle this project without delay.

**Motion 06-01-2026, Approved 06/02/2026:** Martha Martin made a motion to move forward with investigating filing a claim on our insurance policy to pay for the chimney work. Kathleen Lord seconded. Yes: 5 (2 absent)

#### **4. RootX**

We have ordered RootX for the community. John King has gathered nine volunteers and planned to implement at the end of June. If he is unable to continue this project. Martha will step in to lead the project. The product has been delivered and is stored in the maintenance garage. Martha will order PPE (gloves, goggles, and face mask) for volunteers.

#### **5. Drainage Committee**

We continue to thank Betty Robe and Steve Botbyl for their amazing work. Their contribution has been a huge contribution to the community. Crossvine Close and Wintercrest East has been worked on. Crossvine is complete, Martha will check in with Betty to see if Wintercrest East is complete. We have spent \$29,975 on the work so far. The work was completed in Q4 2025, but the invoice was not received until Jan and was paid out of this year's budget. We want to make sure that a proper RFP is being sent out to potential vendors and that we do our due diligence in vetting who will continue the work for us. Next Steps: Martha to reach out to Betty to plan next steps.

#### **6. Architectural Committee**

Rex White, Chair of the Architectural Committee, submitted his report and recommended two new architectural applications for approval: (1) 416 Wintercrest East would like to install a new brick patio matching the existing front walkway and (2) 455 Beechmast would like to install a privacy screen on their deck.

We thank Rex for the amazing job he's doing on the Architectural Committee and as a Close Rep. We appreciate you, Rex!

**Motion 06-02-2026, Approved 06/02/2026:** Kathleen Lord moves to approve the following architectural applications recommended by the Architectural Committee for approval:(1) 416 Wintercrest East installation of a new brick patio matching the existing front walkway and (2) 455 Beechmast installation of a privacy screen on their deck. Tom O'Connell seconded. YES: 5 Absent: 2

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**7. Miscellaneous**

- Tom and Martha will be required to step down from the board at the end of this year. We need to recruit two new board members. Martha will follow up with members of the Finance Committee to determine interest and availability. It takes a village, if anyone has recommendations or would like to step up, please do!
- Tom has been inspecting CTI's work on HOA managed decks. It appears the work is not complete. He will circle back and check to make sure work is completed to our satisfaction.

Respectfully submitted,  
Martha Martin for 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