

Community & BOD Minutes

Countryhouse Service Group V, Inc.

DATE

July 21, 2026

TIME

9:28 AM

MEETING CALLED TO ORDER BY

Kathleen Lord, Acting President

IN ATTENDANCE

Board members: Annette Kilby, Kathleen Lord, Bonnie O'Connell, Tom O'Connell

Quorum established.

Committee Chairs: John Linton, Dean Felton (Insurance and Safety Co-chairs), Tony Daniels (Tree Co-Chair), Alvin Kilby Maintenance Co-chair, Jim Fink (Drainage)

Mill House Director: Michelle Johnson

Seven residents in person, four residents on Zoom

MOTION TO APPROVE THE CONSENT AGENDA

MOTION 07-07-2026, Approved 07/21/2026. Bonnie O'Connell made a motion to approve the consent agenda which included the minutes from June 16 Community and Board meeting, the July 7 work session, the Motions Report and July 21 Agenda. Second by Annette Kilby. YES: 4 (3 absent)

TREASURER REPORT, MARTHA MARTIN

(Due to a last-minute work obligation, Martha Martin was unable to attend the meeting. Copies of the June Financial Report and Balance Sheet were available and have been emailed to residents in the meeting packet.)

PROPERTY MANAGER'S REPORT, MICHELLE JOHNSON

- MHP received two proposals for chimney repairs. JcNJC were awarded the contract. Work began today in Crossvine Close.
- PM met with Jim Fink and Bettie Robie from the Drainage committee to review the two proposals received for the next phase of the project. The proposal from Ruppert was lower, however they had questions concerning whether cost for digging was included as well as the clean up afterwards. They will be meeting with Ruppert this Thursday.
- RootX volunteer training and application will be delayed until the last two weeks of August to allow John King time to recover.
- Pressure washing is still on hold until water restrictions are lifted.
- Painting of identified chimney windows is complete.
- Chimney windows were a special order and have still not arrived.

COMMITTEE REPORTS

Architecture: Annette Kilby for Rex White

During the month of June, a temporary ramp at 330 Whisperwood was approved and a new deck was approved at 491 Beechmast.

Landscaping: Bonnie O'Connell

Mulching is now complete.

Nominating: Tom O'Connell

There will be three open seats on the BOD in November. Martha Martin, John King and Tom O'Connell will leave the BOD. Kathleen Lord and Jim Farrington were appointed to complete this year and plan to run in November. Tom has one good candidate and will be contacting two others soon. (Those interested in running for the BOD should contact Tom O'Connell.)

Maintenance: Alvin Kilby

- The Committee addressed issues raised on four inspection reports of houses that are for sale (438 Crossvine, 458 Beechmast, 464 Beechmast, and 490 Beechmast). Most repairs that are the responsibility of the HOA were minor, however the deck at 464 may need major repairs.
- Several roof leaks were reported due to the recent heavy rains.
- Octagonal Windows and metal railings will be inspected in September.
- RootX applications will be done in late August.
- Repairs have begun on the vinyl chimneys. Effected homeowners will be notified prior to the start of repair on their chimney.
- **Reminder: Know where your emergency key is for your garage.** Recently two garage windows had to be broken to gain entry because the residents could not find their emergency key.

Insurance and Safety: Dean Felton

- Insurance: No one has expressed interest in chairing the committee.
- Safety: Hurricane season is here. Be prepared.
- Additional volunteers are needed to join the Farrington emergency response team (CERT) as radio operators. Required training was outlined.
- Neighbor to neighbor communications is being discussed.

Drainage:

- See PM Report
- Tony Daniels pointed out the drain which runs under the Village Way path behind Crossvine Close needs to be cleaned at least yearly to keep water draining properly. PM will contact GCU to make this request.

OPEN FORUM

Mulch and Fires Safety: Tony Daniels expressed concern about the practice of mulching, especially next to buildings. In the event of a fire, sparks spread rapidly and would melt the siding, scarring the community, decreasing property values and causing costly repairs. He cautioned with the changing climate, a fresh approach is needed, thinking about alternatives such as taking plants away from buildings and replacing them with rock. The Tree Committee is taking a proactive approach by pruning limbs and removing trees close to buildings. This will take time but needs to be considered in future planning.

Question: Why do we mulch, for plant health or aesthetics?

Answer: For plant health, but folks want it for aesthetics also.

Dean Felton stated from a safety perspective it is best to keep plants and mulch away from structures, use plants that are less flammable. One spark to pine straw or mulch could rapidly cause a fire.

John Linton, a former fire fighter, stated these are low frequency, high risk issues but has seen firsthand how quickly dry trees erupt and how destructive a fire can be. He said mulching is like spreading dynamite while smoking a cigarette.

Bonnie O'Connell suggested the committees work together to develop a plan moving forward. Pine straw falls naturally in some areas of Countryhouse which poses issues beyond mulching.

As a result of the discussion, the Tree, Landscaping and Safety Committees will work together on this issue.

Meeting Adjourned: 9:50 AM.

NEXT COMMUNITY & BOD MEETING

August 18th at 9:30 AM, The Gathering Place

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 – Fearrington Village Homeowners Association