

SVRA

Sylva Vista Road Association Board of Directors Meeting Minutes

Meeting Title: Spring Recap and Road Update

Date: April 21, 2026

Time: 5:30 PM – 6:00 PM

Location: Virtual (Microsoft Teams)

Meeting Type: Board Meeting

1. Call to Order

The meeting was called to order at **5:30 PM** after confirming audio connectivity among attendees.

2. Attendance

Board Members Present:

- Ron Van Alstyne (Chair)
- Barbara Olson (Board Member)
- Carter Allen (Board Member)

Absent:

- Pam Smolik (noted as ill)
- Tom Pasko (noted on vacation)

A quorum was confirmed with three board members present.

3. Approval of Previous Meeting Minutes

- The Board reviewed the **September 25, 2025 Board Meeting Minutes**, previously posted as a draft.
- Ron Van Alstyne made a motion to approve the September 25 minutes as presented.

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- Motion was seconded by Barbara Olson.
 - **Vote:** Approved unanimously.
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4. Financial Report

- **Current Cash Balance:** \$21,816.85
- All known expenses to date have been paid, including:
 - Duke Energy bill
 - Insurance
 - Gate camera
- No outstanding bills were identified at this time.

Upcoming / Anticipated Expenses:

- Culvert repair and cleanup (estimated ~ \$15,000)
- Neighborhood trimming prior to the July annual meeting (estimated ~\$3,000)

The Board agreed that finances are sufficient to cover anticipated expenses through year-end.

5. Road Maintenance and Infrastructure

- **Paving and Patching:**
 - Quotes were requested for paving **Section B**, and **Section C**.
 - Patch-only estimates also requested for:
 - Lower **Section B** near the tree or split in the road
 - Upper **Section C** with deteriorating road surface
- The Board agreed full paving of all sections is not financially feasible this year, but targeted work may proceed depending on estimates.

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- **Culvert Repairs:**

- Culvert near Tom's property identified as a priority due to erosion and inadequate capacity.
 - Work will commence once sufficient rainfall occurs, as grading requires moisture.
 - Underground utility checks (811) are pending and underway.
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6. Lien Review – Weaver Properties

- The Board discussed the status of liens filed against Weaver-owned properties for unpaid dues.
- Legal counsel advised:
 - Liens must be renewed after **three years**
- Renewal is anticipated later this year (target timeframe: August).
- The cost to renew liens is expected to be modest (similar to initial filing).
- Carter confirmed renewals are generally straightforward filings.
- We discussed action on the liens and Ron indicated that he believes Weaver is motivated to sell his properties at a reasonable price per local realtor.

Action Item:

Ron will follow up with legal counsel to clarify details under North Carolina law and confirm renewal timing.

7. Property Compliance Issues

Burton Property

- Ongoing concerns regarding:
 - Encroaching and building on easement
 - Removal of road gravel and creek material

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- Private grading that is impacting road infrastructure
 - Repeated disturbance of a neighbors' drainage berm
 - Prior actions taken:
 - In-person discussion
 - Written notice
 - Invoice issued (~\$900) for road repair costs
 - Attorney letter will be sent if payment is not received.
 - Board consensus: Costs directly attributable to damage will continue to be charged back to the responsible property owner.
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8. Enforcement Process & Community Governance

- The Board discussed challenges related to enforcement of bylaws, impact fees, and property damage.
 - Consensus emerged around:
 - Developing a **clear, community-approved enforcement process**
 - Avoiding ad-hoc or board-only enforcement decisions
 - Presenting enforcement options at the **Annual Meeting** for community input and process suggestions and approval
 - This approach would:
 - Reduce adversarial interactions
 - Place enforcement authority with the community
 - Shield the Board from being viewed as unilateral decision-makers
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9. Bylaws Review and Revision

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- The Board reaffirmed intent to revise SVRA bylaws to align with **North Carolina CP7 standards**.
- Estimated legal cost: ~\$8,000
- Carter volunteered to:
 - Review existing bylaws
 - Suggest redlines and proposed language changes
- Word-format bylaws (latest version) will be shared with all board members.

Action Item:

Ron will locate and distribute the most current Word version of the bylaws to Carter and PDF to Barbara.

10. Community Communication – Facebook Group

- The Board discussed enabling member posting to the SVRA Facebook group.
 - Decision:
 - Posting will be temporarily opened to evaluate community engagement
 - If content becomes disruptive or inappropriate, posting privileges may be revoked
 - Emphasis on positive, community-focused use.
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11. Community Recognition

- Brandon Moore was acknowledged for voluntarily cleaning the mailbox and gate area.
 - The Board supported publicly recognizing volunteer contributions via Facebook.
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12. Other Business

- No neighbor complaints regarding road conditions were reported.
 - Road grading and ditch maintenance will proceed once weather conditions allow.
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13. Adjournment

The meeting was adjourned at approximately **6:00 PM**.

Next Steps (Summary of Action Items)

- Finalize and post September 25 meeting minutes
- Follow up with attorney on lien renewal timing and statute limitations
- Obtain paving/patching estimates for identified road sections
- Distribute bylaws (Word version) for review and redlining
- Prepare enforcement-process discussion topic for the Annual Meeting
- Enable Facebook posting on a trial basis