

SOUTHERN VILLAGE HOMEOWNERS ASSOCIATION, INC.

Minutes of Board Meeting Held March 22, 2006
in the Library, Christ United Methodist Church

Present: Board Members – Nancy Morton (chair), Tom Hanlon, Ed Flowers, Tony Smith,
Jeremy Purbrick (secretary)
Parks and Commons – Paul Mraz
HRW – Eniko Nagy, John Lawton

With a quorum established, the meeting was called to order at 7:05 PM.

There was no open commentary from the community.

The minutes of the January 18, 2006 meeting were approved as corrected.

1. Election of Board Officers

The February 21 election of Nancy Morton as President, Ed Flowers as Vice-President, Tony Smith as Treasurer and Jeremy Purbrick as Secretary was ratified by unanimous vote.

2. Treasurer's Report

Mr. Smith proposed that the Association's reserve accounts be transferred to Harrington bank in Southern Village. After debate and amendment a resolution was adopted as follows: "*Resolved*, That the Association's reserve accounts be moved to Harrington Bank by May 1, 2006, if the bank offers a competitive interest rate."

Mr. Smith also presented his report (copy attached) on the recent "Coffee with SV Board Members" meeting.

3. Townhome Committee Report

Ms. Morton reported on the committee's activity since the last Board meeting.

4. ARB Report (copy attached)

Mr. Smith reported that, as requested by the Board, the ARB was in process of reviewing the AR Feedback Committee recommendations submitted January 18, 2006. The ARB will submit its proposals for revised architectural review guidelines at the May Board meeting, but intends to make no recommendations regarding the proposed Good Neighbor Guide, which it believes the Board itself should address.

Mr. Smith submitted his resignation as ARB co-chair, effective immediately, and moved that "Gregg Melville be appointed as the seventh ARB member." The motion was adopted after debate.

5. Management Report (copy attached)

Ms. Nagy reported on the beaver dam behind 111 Parkside. After debate the Board: "*Resolved*, To take no action at this time, pending further review of the situation and of the tree damage involved."

Ms. Nagy reported difficulty finding a contractor to resolve an alley drainage problem behind 411 Parkside, and was referred to two association members with contacts who could prove useful in curing the problem.

Ms. Nagy was instructed to include the CCR report in all future management reports.

6. Parks and Commons Committee Report

Mr. Mraz reported that the new Meeting Street playground equipment had been installed, that the brush cutback was complete, that the basketball court upgrades were 60% complete, and that tree pruning and feeding was ongoing in the Highgrove area.

Mr. Mraz requested approval for expenditure of the budgeted capital funds needed to landscape the Eastgreen wall of Arlen Park and to repair the cemetery headstones. After debate, a resolution was adopted as follows: “*Resolved*, That expenditure of \$2,250 be authorized to complete landscaping of the Eastgreen wall of Arlen Park, and that expenditure of \$2,250 be authorized to complete repair of the Arlen Park cemetery headstones.”

7. Highgrove Setbacks

The setback problem highlighted by Mr. Perkins at the January 18, 2006 Board meeting was considered. After discussion of the severity of the problem, the legal cost of resolving it, and of the 67% majority vote of all Association members needed to make the requisite covenant changes, the Board: “*Resolved*, That no action be taken at this time.”

8. Welcome Committee

Ms. Morton explained that HRW has again assumed responsibility for mailing a *Welcome Packet* to every new association member. As a result, Mr. Flowers moved “that the Welcome Committee, with the Board’s thanks, be dissolved.” After debate, the motion was adopted.

9. Bylaws

Mr. Smith moved “that a Special Meeting of members be convened to consider the Hobbs amendments incorrectly introduced to the 2006 AGM”. After debate, the motion was lost.

Mr. Purbrick proposed that the Association’s Bylaws be restated to reflect both the 1998 name change from Arlen Park Homeowners Association, Inc to Southern Village Homeowners Association, Inc., and the amendments made at the 2001 AGM. After debate, Mr. Purbrick was instructed to solicit and record all additional bylaw amendments proposed by Board members, and to report at the next meeting.

Mr. Flowers moved “that the Board reiterate its policy to publish its meeting minutes as soon as practicable.” After debate, the motion was adopted.

10. Mission Statement

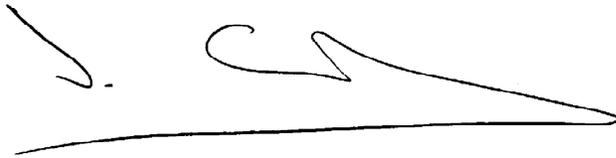
Mr. Flowers was instructed to draft a statement of the Board's mission and to report at the next meeting.

11. Communications

Mr. Hanlon proposed that he assume responsibility for managing communications with the membership in 2006 and moved "that the Communications Committee, with the Board's thanks, be dissolved." After debate, the motion was adopted.

Mr. Hanlon was authorized to hire an expert, at an hourly rate, to perform the regular website updates the Board is required to make.

Meeting was adjourned at 9:40 PM.

A handwritten signature in black ink, appearing to read 'J. Purbrick', with a long horizontal line extending to the right from the end of the signature.

Jeremy Purbrick, Secretary

“Coffee with SV Board Members”
HOA Board of Directors Update
Wednesday, March 22, 2006

- Meeting on Tuesday, January 31, 2006
 - 3rd coffee meeting
- Location, La Vita Dolce
- Time, 8am to 9am
- 1 Board member (Tony Smith)
- 2 Southern Village Residents
 - Mentioned concerns with ARFC e-mails
 - Questions about BoD candidate endorsement
- Next Meeting: Tuesday, May 23rd

Southern Village
ARB | February & March Reports
Wednesday, March 22, 2006

ARB Report (February)

- Meeting on Tuesday, February 21, 2006
- Location: 109 Hillspring Lane
- 5 (of 7) members present
- 7 ARB Submissions
- 100% approval (7 of 7)
- Since 10/05, 100% approval (30 of 30)• Other
- Started review of ARFC documents
 - Next Meeting, Tuesday, March 21st

ARB Report (March)

- Meeting on Tuesday, March 21, 2006
- Location: 104 Overlake Drive
- 6 (of 7) members present
- 4 ARB Submissions
- 100% approval (4 of 4)
- Since 10/05, 100% approval (34 of 34)• Other
- Continued reviewing ARFC documents
 - Next Meeting, Tuesday, April 25, 2006

SOUTHERN VILLAGE HOMEOWNERS ASSOCIATION, INC.

c/o HRW, inc.
3815 Barrett Drive Raleigh, NC 27609
919-783-9530 or 783-9534 Fax

Board meeting: March 22, 2006

TO: Board of Directors
FROM: Eniko Nagy
DATE: March 15, 2006
RE: Manager's Report

Enclosures

January 2006 Financials

Beaver Dam at Parkside Pond

The owner of 111 Parkside reported that there is a large beaver dam at the pond behind their house. I had two companies look at it, Critter Control, and the US Dept. of Agriculture.

USDA reported the following, after looking at the dam:

Due to slope, there is not a big pool of water, so the situation is not as bad as it may seem. While out there, they met a couple of owners who were disappointed about the possibility that the beavers might be killed (they can't be relocated). USDA was a little concerned about the publicity and press attention that killing the beavers might get, from these owners protecting animal rights.

Nevertheless, they would trap the beavers if we want them to. Their fees are lower than Critter Control, he estimated about \$500 to \$700 to trap them, including digging a hole in the dam. This would be a contract fee, not a per week/per animal fee as with Critter Control.

What they recommended was to install Clemson pond leveler. This is basically a pipe in the dam, called Clemson pond leveler, that would allow the water to flow down, but also let the beavers live there. This would cost about \$1500-2000. Disadvantages are that the beavers can build a dam above or below the existing dam and we're back to square one; also, they will continue to cut down trees.

We need to decide whether to do anything at all, have the pond leveler installed, or remove the beavers.

Website

Currently we don't have a designated webmaster for the Southern Village website. Will the Board appoint volunteers, or should we get some quotes for web maintenance?

TH termite

The SVTC researched the possibility of the termite control to be handled by the HOA. We recently mailed out a notice to all townhome owners asking for their feedback on whether this should be included in the items done by the HOA.

Daycare using parks

We sent a letter to the daycare asking them to sign a lease agreement to use the SV parks for \$15 per hour. The Daycare would like to talk to the Board about this matter, and asked to attend the next Board meeting on May 3rd.