

**Southern Village Homeowners Association  
Annual General Meeting (SVHOA AGM) Minutes**

Christ Church, Ascension Hall  
Tuesday, February 20, 2018  
7:00pm to 7:55pm

Attendees

- SVHOA Board of Directors

Susana Dancy	President
John Christian	Vice President
Jerry VanSant	Treasurer
Steve White	Secretary

- Berkeley Property Management

Peggy Akers	Director of Operations
Patsy Smith	President & Field Manager

The meeting started (unofficially) at 7:00 while votes for the one open board position were being tallied.

Peggy Akers from Berkeley Property Management announced at approximately 7:15 that the quorum requirement for election had been met.

With the quorum requirement satisfied, President Susana Dancy opened the Southern Village Homeowners Association Annual General Meeting (SVHOA AGM) meeting at approximately 7:15pm.

Meeting

- 1) The AGM minutes from the previous Tuesday February 16, 2016 meeting were submitted and approved by the Board.
- 2) The agenda for tonight's Tuesday, February 20, 2017 meeting was approved.
- 3) Berkeley recorded the votes for the open position on the board. The results are listed below.

<u>Candidate</u>	<u>Votes</u>	<u>Registered</u>	<u>% of Registered Voters</u>
Susana Dancy	82	664	12.3%

Better communication needs to accompany next year's AGM packet to emphasize the quorum requirements and the need to vote. The quorum requirement >10% or 67 votes which means there were only 15 more votes than the quorum requirement.

## Reports

- Treasurer

- Jerry VanSant reviewed the final versions of the Treasurer's Reports covering the SVHOA 2018 Budgets. The Financial Reports and SVHOA 2018 Budgets are available on the SVHOA web site. There were two key focus areas of focus in Jerry's review. The first was the draw down of the SVHOA Reserves in previous years to cover the costs of the tree replacement program and the new storm water pond maintenance repairs and town pond audit requirements. The second was the increase in dues to replenish the Reserves and to cover the costs of the new annual CH Town pond audit requirements. The budgets were submitted and previously approved by the Board.

- Street Trees and Pond Repairs

- John Christian gave a brief overview of the current status of the street tree replacement program and the storm water pond repairs. Approximately 20 street trees were identified as dead and removed during 2017. New trees were planted at these locations this winter. While the diameter of these trees is slightly smaller than in previous years, they are in the normal range for these species and age of young trees. The pond repairs (\$35,000) identified by our engineering audit are complete. The water level of the ponds was reduced to facilitate these repairs. Spring rains will return them to their normal level. John also briefly mentioned that he, Jerry and Steve White conducted a Southern Village wide walking audits in the previous weeks. They will issue a report to Berkeley with recommendations on areas for improvement.

- President's Report

- Susana gave a brief overview of the health of the community and then focused on two key needs. The first need is a new and improved web site that will provide homeowners better access to information and easier complication between the SVHOA and residents. The second item is the need for townhome owners to take a more active roll in the management process for their townhome complexes. In order to accomplish this she requested that they establish committees with an identified representative who will interact with the board on key decisions that affect their complexes and individual homes.

- Townhome Reserves and Complaint Documentation

- Steve White discussed a recent townhomes reserve study that combined the engineering replacement cost and timing estimates and the current

reserves and future estimates on a common timeline. It is hoped that this will be a useful tool for planning capital repairs. Steve also reviewed upgrades to the Complaint System that incorporates more feedback to the complaint originator.

### Open Comments/Discussions

- One resident requested that the board include financial forecasts and updates on the SVHOA and Townhome Reserves. Jerry will follow up on that request.

- One resident had a question concerning the dumping of leaves and other debris dumped in a common area on the alleyways behind the townhomes by the landscaping companies. Steve will follow up on that comment.

- One resident had a question about fishing in the ponds. Was fishing allowed, and if it was, is the fishing policy was "catch and release"? John will follow up on this question.

- One resident had a question about on the city streets by alley accesses that make it difficult to exit the alleys. The individual was directed to talk to the Chapel Hill Police Dept.

- One resident had a question about adding "dog waste stations" in various locations on the Greenway and other potential locations. John will follow up on this question. It is interesting to note the bids were recently received from one of the landscaping companies for this purpose.

- One resident had a question about seemingly abandoned cars in the neighborhood and what to do about them. Berkeley will follow up on this item.

- One resident had a question about adding sidewalks on both sides of Arlen Park at the entrance to Southern Village. Would this include the short runs along Parkside and Edgewater Circles? The board will follow up on this item.

A draft copy of the AGM meeting minutes will circulate via email through the Board for approval for Berkeley to publish. Once approved in this manner a copy of the approved minutes will be forwarded to Berkeley PM to publish for the SVHOA. Formal approval will be documented in the following meeting.

President Susana Dancy adjourned the meeting at approximately 7:55pm.

Next Meeting: The next AGM meeting is scheduled on Tuesday, February 19, 2019 @ 7:00pm at Christ Church (800 Market Street)