

SOUTHERN VILLAGE HOMEOWNERS ASSOCIATION INC.
Minutes of Board Meeting Held October 9th 2012
Berkley Conference Room

Board Members Present: Elizabeth Preddy
Lewis Tisher (Treasurer)
Rainer Dammers (Chair)
Bobby Mallik (secretary)

Present For Berkley Management: Tony Smith

Guests: Bruce Raymond P.E. (Raymond Engineering Inc.)

Establish Quorum

With a quorum established the meeting was called to order at 6.33pm.
The minutes of the October 4th Board meeting were approved.

Open Comments

Bruce Raymond discussed the Reserve Study and endorsed instructions given by boards in the past. He gave an overview of the work completed and compared current areas worked upon to previous reserve studies. Future work to be completed was addressed by Mr. Raymond and agreed upon by the board.

Mr. Raymond commented on the concerns and responses SVHOA Board and the advisory organization, Berkeley Associates, and how their views reflected care and concerns for the long-range benefit of Southern Village. Those concerns will continue to be monitored for on-going maintenance and improvements.

A copy of the reserve study will be posted on the website.

Reports:

Treasurer:

SVHOA Financials:
All finances in order.
Financial reports are available online for review.

Only one resident had voiced a question regarding the increase in dues and this was explained and understood by that resident.

There are a total of 10 liens on properties in the development. 5 of these have been resolved leaving 5 homeowners still with liens on their properties. 2 property owners are in the foreclosure process and a motion was agreed upon to move forward in this process as per the state of North Carolina.

Discussion of communication to the SVHOA from Bryan Properties Inc. relating to dues owed to the SVHOA from the Market Street Association and affiliated associations was initiated and a motion was made to collect all monies owed to SVHOA. The motion was approved.

ARB

No representation present, current issues posted on the web.

Townhomes, Courtyard Homes & Condos

No concerns to report of. Erroneous Alarm sounds were discussed and the situation is being investigated.

Going Green Committee Report

Updates will be completed on the website

Community Watch

Nothing to report. The program and residents are doing well in this activity.

Landscaping Contract

Peggy Akers was present to discuss quotes obtained from Landscaping companies to support the Southern Village Community.

The board approved a motion to continue with Ruppert Landscaping for another year. This being said, both US Lawns and Ruppert Landscaping currently have existing contracts with SVHOA as long as each company agrees to work within budget lines.

The board motioned a move to send out the AGM Packet.

The Meeting was completed and was adjourned at 8.04pm