

**Southern Village Homeowners Association  
Board of Directors Meeting  
Christ Church Ascension Hall  
Tuesday, July 23, 2013**

Board of Directors: Mary Jo Coppola, Vice President  
Phil Meyer, Treasurer  
Lewis Tisher, Member-at-large

Absent: Rainer Dammers, President  
Bobby Mallik, Secretary

Others: Tony Smith, Berkeley Property Management  
Brian Edlin, Jordan Price Wall Gray Jones & Carlton

**Quorum**

With quorum established at 6:33pm the meeting started.

**Open Comments**

Dr. Mark Coyne spoke about 119 Grayln Drive & the landscaping project request by the resident; next, Dr. George Hartman spoke about the same issue; finally, Mr. Allen Wiggins (owner of 119 Grayln Drive) spoke about the same issue. General discussions continued until 7:55pm.

**119 Grayln Drive**

At 7:55pm the Board of Directors voted to 3-0 to re-affirm the ARB application in question.

**April 24<sup>th</sup> Board of Directors Minutes**

The minutes of the April 24, 2013 Board of Directors meeting were approved as submitted.

**Treasurer's Report**

Mr. Meyer's report is as follows: the HOA is in pretty good shape on the income side, with collections of \$173,000 -- within a thousand dollars of what we had planned for the first six months of the year. On the expense side, we had one unpleasant surprise. We had budgeted for \$2,000 in pond improvements for the first six months, but the fiercer-than-usual rain pattern forced us to spend \$4,900 above that. Southern Village, as you can tell by looking around, is built on a series of hills and rainwater does not always have a clear path on its way toward Jordan Lake. This is more than offset by some good news: we are nearly \$8,000 under budget for greenway tree removal. Evidently, our trees are maturing and getting stronger so that storms do not damage them as much as in the past.

### **Treasurer's Report (continued)**

A \$200,000 exterior repair and painting project for the four townhome groups is under way. This is being paid primarily from the reserve fund for each group. Each of the four groups is under budget on its specific line for exterior maintenance and that will help. And we had some unbudgeted income -- \$210 from Rainbow Soccer and \$25 from Southern Village Club for use of our athletic field.

The delinquency report shows one single-family home and one townhome with liens for nonpayment of past dues. The townhome has a foreclosure sale scheduled for July 25, the day after tomorrow. We have begun the lien process on two more townhomes and will start a few more next month. But, overall, the frequency of these problems is less than what we have come to consider normal.

### **Townhome Committee Report**

Mr. Meyer's report is as follows: the contractor is executing the paint-and-repair project one group at a time, starting with TH II, which he expects to finish in late August or early September. Next will be Westgreen Drive (TH I), then Westend, which is the group on Highgrove Drive across from the swimming pool. Last will be the group that we call "Highgrove" even though it is not on Highgrove, but just to the north of the Westend group.

### **Communications Committee Report**

Mr. Meyer's report is as follows: the committee, which consists of Marlee Margulies and me, met on July 8th. We elected Marlee chair. As requested, we have drafted a mission statement, which we will share with you electronically for later discussion. In general, the goal is to try to build social capital by improving communication at several different levels within our community.

### **ARB**

Mr. Tisher was appointed to serve on the ARB effective immediately. The next meeting of the ARB is set for tomorrow (7/24) @ 7:30pm at La Vita Dolce. Details have been posted on the website.

### **Arlen Park**

Plans for improvement were shared with the Board. The board agreed to discuss again at the next meeting, set for October. It was agreed that before any serious improvements can be considered for Arlen Park, the Board must find funding for such as part of the 2014 budget.

### **Street Trees**

The Board approved 3-0 the request to spend up to \$8000 on maintenance of SVHOA street trees. This work will begin next week & continue throughout August with Barney Kohout of Barney's Tree Experts.

### **Ponds & Beavers**

The Board voted 2-1 to remove the existing beavers from the ponds of Southern Village.

### **Central Park Field Usage**

It was agreed any parties that request use of Central Park must sign a contract, provide insurance & pay all fees to SVHOA. If these terms are not met completely then the field will not be available to them.

**Other Business**

The Board agreed to table the following topics until the October meeting: (1) SVMA explanation, (2) Southern Village “pay” to park, (3) Obey Creek development, (4) Southern Village hotel development & (5) street trees (in front of single-family homes) maintenance

**Next Meeting**

The next Board of Directors is set for Tuesday, October 22, 2013 @ 6:30pm at 600 Market Street.

**Adjourn**

The meeting adjourned at 8:24pm.