

**SVHOA Board of Directors Meeting  
Thursday, March 26, 2015**

BOD Members Present: Arun Kilara, Phil Meyer, Susana Dancy

BOD Members Absent: Cindy James

Guests: Annette Fischer and Bob Murden

HOA Manager: Tony Smith

With Quorum established the Meeting was called to order at 7:36 pm

Those in attendance discussed the three proposals received from vendors. Proposals contained different scopes of work, but after discussing the approaches, strengths, weaknesses and respective prices defined in the proposals, Phil motioned that the board select Bartlett Tree Company and begin negotiations for a revised contract with an adjusted scope of work. Susana seconded the motion, which passed unanimously.

After additional discussion, Arun motioned that the BOD reinstate a Street Tree Committee that will consist of at least two members and appoint Bob Murden as chairman of the committee. Phil seconded the motion, which passed unanimously. Bob was asked to recruit at least one additional committee member.

Arun then motioned that the board establish a budget of \$50,000 be established for a one-time "catch up" on tree maintenance, and that it be paid for from the capital reserves account, and that \$30,000 be budgeted annually for on-going tree maintenance, paid from the HOA operating account. Phil seconded the motion; all voted in favor.

The mechanics of operational oversight of the vendor were discussed, and the board agreed that the chairman of the Street Tree Committee will contact the vendor to discuss the parameters of the contract. Berkeley Property Management will supervise the vendor.

The BOD then discussed whether the SVHOA should poll residents and/or property owners about the proposed Obey Creek development, across 15-501 from Southern Village, since the development holds the potential to affect property values and quality of life in Southern Village. Results of the poll could be relayed to the Chapel Hill Town Council. Tony informed the board that a reliable email list for property owners does not exist, and that the only way to reach all property owners is with a direct mailing.

Arun motioned that the Communications Committee be reinstated, with an initial assignment of establishing the viability of polling property owners and residents, and that board members Phil and Susana serve on the committee. The committee would be given a budget of no more than \$2,000 to perform a mail survey, if one is pursued. Susana seconded the motion and all voted in favor.

Meeting adjourned at 8:30pm.