

Southern Village HOA  
Board of Directors  
600 Market St., 1<sup>st</sup> Floor Conference Room  
Tuesday, May 5, 2015 at 6:30 pm

Board of Directors Present: Arun Kilara, Phil Meyer, Susana Dancy

Board of Directors Absent: Cindy James

Berkeley Property Management: Tony Smith

Guests: Sarah O'Bryan (Market St Association), Kim Hanlon (ARB), Bob Murden (Street Committee Chair, ARB), Lee Caplan, Annette Fischer, Barbara Hummel, Christine Roth, Paul Rowe

With Quorum established, the Board Meeting called to order at 6:30 pm.

Phil moved to approve minutes from the March 26, 2015, meeting: Arun seconded.

Voting in favor: Arun, Phil, Susana. The motion passed.

**Treasurer's Report:** Phil presented the Treasurer's Report:

As of the end of March, we had collected \$154,000 in assessments, where close to \$165,000 had been budgeted. We had a similar shortfall last year, but it was not a problem because collections come mostly at the start of the year, while expenses are spread more evenly. I see no reason to worry. As of today, we had 86 homeowners with dues in arrears, but their number is falling daily.

There is still some concern with our oldest townhome group, TH I, whose roofs will soon be due for replacement. Its reserve as of March 31 stood at just over \$52, while the last estimate on replacement was greater than \$60,000. But dues were increased last year, and another \$12,000 is budgeted for transfer to reserve by the end of 2015, so the problem appears to be manageable.

Our new program for taking care of street trees is below budget, due to a slow start, but it should even out as we go along. We had been budgeted to spend \$7,750 in the first quarter but used only \$1,325. However, the pace is visibly picking up, and we expect to exceed the tree budget this year and use reserves as necessary to gain experience for next year's budget.

**Architectural Review Board:** Kim and Bob presented a joint report of recent ARB activities.

Bob reported that ARB approved 7 applications from homeowners in March and 13 applications in April. There has been an increase in applications for solar panel installations. The updated pre-approved color palette has resulted in a decrease of paint applications. New Resource Conservation District (RCD) requirements by the town have resulted, in part, in an increase in applications for fencing.

Kim reported that 39 residences were not in compliance with planting strip requirements and were given 30 days to correct the violations.

**Townhomes Committee:** Phil, chairman of the Townhomes Committee, reported that he has recruited one volunteer for a Townhomes 2 Committee, as he is trying to encourage participation among townhome owners. Bob said a landscape inspection has resulted in unresolved issues that he is trying to address.

**Market Street Association Report:** Sarah announced the summer Village Green schedule, which is posted on-line at [www.southernvillage.com](http://www.southernvillage.com). She also reported the following:

- \* Farmer's market has been moved back to the green this year.
- \* Outdoor movie prices have increased to \$5, and movies are announced about one week before showing.
- \* NC Symphony Concert is scheduled for June 5.
- \* Captain Ponchos is scheduled to open near the end of summer.
- \* A music maker's event is scheduled for the afternoon of June 20.

**Street Tree Committee:** Bob reported on work done by Bartlett Tree Company on the village's street trees. He reported that trees on Tharrnington Street had been pruned and that the street's appearance had improved. Both the vendor and the committee are working to improve communications with residents. Currently, lawn signs are posted on the to-be-affected streets at least one day prior to work, to alert residents.

Tony reported that street trees adjacent to condominium associations had been omitted from the Bartlett Trees contract, and suggested that the board consider amending the contract to correct the omission.

Paul Rowe, manager of several condominium associations within Southern Village requested that the board include the condominium street trees in the current Bartlett contract, but that it "zero out" the dues requirements for condominiums for 2016. Tony reported on some of the peculiarities of the HOA legal construction, which requires an annual per-unit payment by condominiums but does not provide a vote for condominium owners. However, condominium owners are allowed to serve on the Board of Directors.

Susana moved to include street trees in the scope of work for the street tree contract: Phil seconded. The motion passed unanimously.

Bob presented street tree report and two items for consideration. His report will be posted on the SVHOA website under Neighborhood News.

**Communications Committee:** Phil moved that Susana be appointed Communications Committee Chair: Arun seconded. All voted in favor.

**Other Business:**

Arlen Park, Phase 3 Update: Phil reported that installation of plants around the perimeter of the park had been completed.

Phil moved that Annette Fischer be appointed to fill the remainder of term for vacant board seat. Susana seconded. All voted in favor.

Tony reported that a sprinkler system at 121 Westside Dr. had been damaged when the previous owner installed a new driveway. He is working with homeowners to resolve the issue.

Arun motioned that the board enter Executive Session to discuss delinquent HOA dues. Susana seconded. All voted in favor, and the board entered Executive Session at 8:30 p.m.

Executive Session ended at approximately 8:50 p.m.

**Communications:**

Susana suggested that the board funds previously allocated for soliciting neighborhood opinions about the proposed Obey Creek rezoning be used instead for improving communications with homeowners and residents. Susana agreed to investigate options for improving communications on-line, through email list management.

The next meeting date is Tuesday, July 21 at 6:30 p.m. Location to be determined.

There being no further business, the Board of Directors Meeting adjourned at 8:59 p.m.