

**Southern Village Homeowners Association Board of Directors Meeting  
Minutes**

101 Market Street  
Tuesday, November 1, 2016  
6:25pm to 8:35pm

Attendees

- SVHOA Board of Directors
  - Arun Kilara                      President
  - Susana Dancy                  Vice President
  - Jerry VanSant                  Treasurer
  - Dennis Carmody              Member-at-Large (absent)
  - Steve White                    Secretary
  
- Berkeley Property Management
  - Peggy Akers                    Director of Operations
  
- Guests
  - John Christian                Communications Team

A quorum was present, and President Arun Kilara opened the Southern Village Homeowners Association Board of Directors (SVHOA BOD) Meeting at approximately 6:25pm.

- 1) The meeting minutes from the Tuesday August 23, 2016 were approved.
  
- 2) This item was moved ahead of the SVHOA Reports in order to address a time sensitive issue involving an easement request that was impacting the sale of a property. Jeff Rupkalvis representing Dwell Real Estate and the property owners Richard and Deborah Redfearn was present at the meeting. The Redfearns requested an Encroachment Easement for a wall that extended over the property line between the home located at 201 Calderon Drive and Calderon Park. The Board requested a modification of the document to insure the HOA's rights to remove the wall if required, and approval by the Southern Village HOA attorney. The Redfearn's were requested to update the document and resubmit it. Steven moved that the Easement be approved pending the requested changes and attorney approval. Susana seconded the motion, which carried unanimously.

2) SVHOA Reports

- Treasurer (Jerry VanSant)
  - Jerry reviewed the Treasurer's Reports covering the SVHOA 2017 Budget, the SVHOA Townhomes 2017 Budget, and the Alleyway 2017 Budget.
  - The most notable element of the SVHOA 2017 Budget is an approximately 13% for dues for all forms of housing. The purpose

of this increase is to restore the reserves to a more appropriate level. The budget also reflects the plan, proposed last year, to conduct an audit in 2017, which was. Susana moved that the budget be approved as presented Steve seconded the motion, which carried unanimously.

- There was nothing particularly notable about the SVHOA Townhomes 2017 Budget. Susana moved that the budget be approved as presented Steve seconded the motion, which carried unanimously.

- The most significant item in the Alleyway 2017 Budget is the 2<sup>nd</sup> half of the Special Alley Repair in the 2017 Budget. In the future, this type of repair is not expected to be repeated in this or any other alley. Susana moved that the budget be approved as presented Steve seconded the motion, which carried unanimously.

- Communications (Susana Dancy)

- Susana introduced John Christian who is a member of the Communications Team.

- DR Bryan is stating a new communications activity to promote the Southern Village brand. This is an activity that is not directly associated with the SVHOA.

- The Town of Chapel Hill is going to start new activities targeting parking enforcement in Southern Village. Specific areas that will be addressed include parking too close to intersections and the recently modified parking spaces in the Market Street area. Note that the main parking lot in Market Street is not town property and is not enforced by the town.

- The communication team will start a new initiative to obtain email addresses associated with all Southern Village physical addresses. The email addresses will be used to improve and speed up communications between Southern Village residents and the SVHOA.

- ARB - No report
  - Townhomes - No report
  - Condos - No report
  - Alleyways - No report

### 3) Berkeley Property Management

- No items were discussed; note, monthly manager reports are posted on the community website

### Other Business

- 1) There was a brief discussion concerning a recent review of the insurance coverage held by the SVHOA. One item concerned a small rider for Workman's

Compensation for serving board members that is in the current policy. All members present felt that this is a volunteer position and in the event of an injury we would use our own coverage. A recommendation was made to remove this item from the policy.

2) Landscaping condition of Southern Village Homeowners Association common area grass

A) There are a number of areas though out Southern Village where the SV common areas are bare, overgrown with weeds, or a combination of both. In some instances the weeds flourishing in these areas are invading residential properties.

B) Ruppert's landscape proposal for turf improvement was briefly discussed. The plan calls for installing sod in the strip between the road and the sidewalk around Market Park located at the intersection of Newell and Winston Ridge roads.

Peggy will follow up with Ruppert to generate a plan to address these two items.

C) A question was raised concerning a statement from Bartlett Tree Experts that they were required by the SVHOA to replace trees "in kind". After a discussion the conclusion was that there is no such directive.

Peggy will follow up with Bartlett Tree Experts on this discussion.

3) The current availability of the SVHOA Legal Counsel Hope Carmichael

A) Discussion is taking place between Berkeley, the SVHOA, and Jordan Price Law Offices to determine if one of the other lawyers on their staff would be a better match for our needs based on workload.

Peggy will follow up with Jordan Price Law Offices to determine a path forward.

President Arun Kilara adjourned the meeting at approximately 8:35pm.

Next Meeting: Tuesday, January 10, 2017 @ 6:30pm at 101 Market Street