

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

101 Market Street
Tuesday, January 10, 2017
6:35pm to 8:35pm

Attendees

- SVHOA Board of Directors
 - Arun Kilara President (absent)
 - Susana Dancy Vice President
 - Jerry VanSant Treasurer
 - Dennis Carmody Member-at-Large (absent)
 - Steve White Secretary

- Berkeley Property Management
 - Peggy Akers Director of Operations

- Bryan Properties
 - Dixon Pitt Project Manager

- Bartlett Tree Experts
 - Bryan Lowrance Assistant Local Manager

- Guests
 - John Christian Communications Team

A quorum was present, and Vice President Susana Dancy opened the Southern Village Homeowners Association Board of Directors (SVHOA BOD) meeting at approximately 6:35pm.

Open Comments/Discussions

1. Southern Village resident September M. had several questions for the Board concerning small recreational vehicles and garage door opening modifications. She was directed by the Board to contact the SVHOA Architectural Review Board (ARB) with several suggestions on how to proceed.

2. Dixon Pitt from Bryan Properties reviewed upcoming activities related to the Southern Village Commercial Properties. These included upgrades in social media activities, The Hyatt Place grand opening in late March, potential changes to the Southern Village Commercial group logo, and several other event activities.

Prior Meeting Minutes

1) The meeting minutes from the Tuesday November 1, 2016 were submitted and approved by the Board.

Going forward, in order to enable Berkeley PM to publish minutes in a more expeditious manner, a draft copy of the Board meeting minutes will be circulated via email through the Board for approval for Berkeley to publish. Once approved in this manner a copy of the approved minutes will be forwarded to Berkeley PM to publish for the SVHOA. Formal approval will be documented in the following meeting.

Reports

- Treasurer

- Jerry reviewed the final version of the Treasurer's Reports covering the SVHOA 2017 Budget, the SVHOA Townhomes 2017 Budget, and the Alleyway 2017 Budget. (See attachments) The only changes in these budget documents vs. those shared at the November 2016 meeting related to minor changes in allocations occurring in December 2016. The bottom line numbers remain the same. The budgets were submitted and approved by the Board.

- ARB – No Discussions
- Townhomes, Condos & Courtyard Homes – No Discussions
- Street Trees & Landscaping

- Bryan Lowrance from Bartlett Tree Experts shared information regarding the 2017 SV tree pruning activities and the current scope for replacing approximately 28 trees in January and February removed by the Town of Chapel Hill in 2016/2017. A discussion about the current and future health of trees covered under the pruning umbrella was started and stopped. It was determined that there was not sufficient data available at the meeting on the current and projected future state of the trees to have an adequate discussion. The board requested Bartlett Tree Experts via Bryan to pull that data together and provide it to the SVHOA and Berkeley PM.

- Communications

- John Christian from the SVHOA Communications Team reviewed a document that captured potential changes to the current SVHOA website that could be initiated to improve communications within Southern Village. This document will be used as a template for future discussions. (See attachments)

- Susana Dancy reviewed the verbiage associated with the New E-Mail Application that will be included with the AGM information packet. The document was submitted and approved by the Board. (See attachments)

- Nominating (2 open seats at 2017 AGM)
 - A brief discussion was carried out on this topic. It appears that there will be at least 2 in 2017 AGM nominating process. The Board approved John Christian and Arun Kilara as nominees to be presented to the membership for approval in the AGM package.

Other Business

- 2017 AGM Packet
 - Everything is currently on schedule for issuing the 2017 AGM Packets at the required time.
- New (Revised) ARB Guidelines
 - The suggested changes to the ARB Guidelines received from the SVHOA attorney have been submitted to the Board and approved via email. These revisions have been submitted to the ARB for comment. Suggested changes raised by the ARB will be discussed with the SVHOA attorney for comment. Inclusion will be based on this discussion.
- Discuss Proposals for Bridge and/or Trail Maintenance
 - There was a brief discussion about various trails and bridges in SV common areas that are in various states. A decision was made for Berkeley to review the current situation with the SVHOA attorney. The result should be an understanding on how other similar communities handle trails and bridges in common areas that fall short of the design standards incorporated in greenways and potential liability issues.

Vice President Susana Dancy adjourned the meeting at approximately 8:35pm.

Next Meeting: Tuesday, February 21, 2017 @ 7:00pm at Christ Church (800 Market Street)