

Southern Village Homeowners Association
Board of Directors Meeting
101 Market Street, room 4
Monday, May 14, 2018

Attendees

SVHOA Board of Directors

Susana Dancy	President
Jerry VanSant	Treasurer
Steve White	Secretary
Susanna Trevino	Member-at-Large

Berkeley Property Management

Tony Smith	President
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Establish Quorum

President Susana Dancy established a quorum and opened the SVHOA BOD meeting at approximately 6:35pm.

Open Comments

Susana Dancy greeted Dianne Yardley the Courtyard Homes Committee representative, James Yardley, an Eastgreen Dr resident, and Nancy Draughon who is a candidate for the board. The meeting then started.

The Board approved the March 22, 2018 SVHOA Board Meeting Minutes via email (motion, seconded and approved) on April 13, 2018.

Pond Landscaping Proposals & Discussion - Dragonfly Pond Management

Thomas Moore from Dragonfly Pond Management gave a quick but comprehensive overview of his company's capabilities. This was supported with photographs of local ponds with varying levels of landscaping. He reviewed the two proposals Dragonfly had prepared to improve the appearance of WP#2, then briefly discussed the current post-repair status of SV ponds and verified the new no-mow policy for areas within 4' of the water's edge, a best-practice for stormwater ponds.

Board Membership: Interview with candidates for vacant position

Candidate Nancy Draughon gave a brief overview why she was attracted to SV and her reasons for wanting to contribute to the SV community through board membership. At the end of the board meeting a motion was made, seconded and approved to add Nancy as a new member to the board.

HOA Manager Reports & Recommendations

Tony provided the board with copies of the Manager's Report dated May 14, 2018. There was discussion of the individual items listed below. Since the report covers

some of the same information, key items from the discussions or items not in the report are captured here.

ARB

At the board's request Tony reminded us that the ARB should be chartered every year, typically at the AGM. A handout was passed showing the YTD ARB requests.

Townhouses

Maintenance/Repairs – A request for \$2,100 for repairs to one of the Highgrove irrigation systems was discussed. A motion for the request was made, seconded and approved. There are no other significant activities.

Roofs, painting, reserve studies & recommendations – The Highgrove, Westend, Townhomes I and Townhomes II are on the schedule to be painted (trim only) including associated repairs in 2019. Painting bid packages, companies, and timing will be reviewed by the board later this year. Townhomes I is on the schedule to be re-roofed in 2019. Roofing bid packages, companies, and timing will be reviewed by the board later this year. There was no discussion about the townhomes reserves.

Courtyard Homes

Because of a previous request by some of the Courtyard Homes owners to remove or customize landscape services for the houses on Eastgreen Drive (the only detached homes in Southern Village that receive landscape services), the board discussed the allowable options for changing or removing the contracted landscaping services for the Courtyard Homes.

Tony reported that the SVHOA attorney's review of recorded legal documents revealed that the four homes numbered 200-206 (built in 1994) were not covered by same covenants and restrictions as the ten homes numbered 100-118, which were built in 1995 and 1996.

Based on the SVHOA lawyer's legal opinion, the SVHOA covenants require basic landscaping ONLY for the ten Eastgreen Drive homes numbered 100-118 and NOT for the four Eastgreen Drive homes numbered 200-206.

A motion was made to discontinue landscaping services for the homes at 200-206 Eastgreen Drive, effective January 1, 2019. The motion was seconded and approved unanimously. Berkeley Property Management will provide written notice to the homeowners.

The board did not change the current landscape contract, therefore all current landscaping services will continue until the contract expires Dec 31, 2018; there will be no customization between homes. Future contracts could include all the current items or only a few of them, but all homes would receive the same services. For example, the future contract could include only mowing, blowing and edging, but not pruning. Berkeley advised the board that the landscape contract prices are not likely to decrease if the board reduces the amount of landscaping provided to homeowners.

Any decision to discontinue landscaping services for all of the homes would require an affirmative vote by at least two-thirds of the affected owners, so 7 or more of the 10 owners.

Condos

No issues to discuss.

Alleyways

The only repairs being conducted this year are standard routine maintenance. There was no discussion about the Alleyways reserves.

Landscaping, Street Trees, Ponds

There are no major landscaping issues.

The pond repairs required by the Town of Chapel Hill have been completed.

There are no major issues with the common area trees other than routine trimming. However, the Manager's Report indicates that we will be removing approximately 20 or more trees this year.

Ruppert has supplied the board with two estimates for dealing with the Calderon Park planting strip weeds and absence of grass. There was some confusion in the quotes regarding square footage. The two quotes are \$725 for mulch (kill weeds and cover with mulch) and \$2,300 for Bermuda sod. Neither of these quotes was acceptable. The board will need to discuss the lack of progress on this item.

Status of trash pickups and dog-waste stations

Three of the four requested dog waste stations have been completed. The board will hold off on the installation of the last station while we assess the current locations. Ruppert has stated the use has been higher than anticipated.

Complaints to manager

There are two open complaints out of 16 complaints filled in 2018 including one carried over from 2017.

Board Reports & Discussion/Action Items

Treasurer's Report

Audit – Jerry indicated the audit is underway. The final report is due before the July meeting.

Budget YTD – Jerry indicated that the current budget model is just set up to test the functionality of the spreadsheet. While some of the input data is correct, some is not. There was no discussion on the budget process that will be beginning later this year.

2019 budget planning - There was no discussion on the budget planning that will be beginning later this year.

Reserves - There was no discussion on the Reserves planning that will be beginning later this year.

ARB

Steve reported that the documentation now includes both accepted and rejected requests, so that rejected or conditionally-rejected requests can provide potential submitters more insight into the requirements.

Townhouse governance

Steve gave a status report of the Townhome Committees. There are currently active programs forming Townhome Committees in the Highgrove, Westend and Townhomes I complexes. It is believed that these townhome committees will be especially helpful to the board in both the budget and major maintenance planning processes later this year.

No one from the Townhomes II complex has volunteered to help start a committee for their complex.

Common Area Improvements

Susana reviewed a proposal from NC State University's Natural Learning Initiative to evaluate the SVHOA common areas and identify opportunities for making them more aesthetically pleasing and useful to Southern Village residents/visitors of all ages. One example Susana reported from her walk-about of the common areas with Professor Moore, Director of the NLI, is the need for seating or "gathering space" for adults who are supervising young children. The issue was tabled for discussion and a decision at the next board meeting.

Based on the discussion with Dragonfly Pond Management earlier in the meeting the Board discussed two proposals previously submitted for 100 feet and 200 feet of plantings to improve the appearance and help stabilizing the bank of Pond WP#2. The board discussed the options and favored the 200 feet of plantings at a cost of \$4,064.00. A motion for 200 feet of plantings was made, seconded and approved.

Jerry indicated that based on discussions with the Market Street Association the Town of Chapel Hill Police Dept. still plans to increase the use of the sub-station currently located by the Lumina Theater. The Lumina Theater has indicated that there may be a need to relocate the sub-station from its current location to one of the storefront locations. Since our support is dictated by usage not location, we will continue to monitor usage as previously discussed.

Website

Susana reviewed the current status of new Website development process. Basically it is proceeding slower than we would like, but it is proceeding.

Adjourn

The meeting adjourned at 9:55pm.

Next Meeting: Tuesday, July 17, 2018 @6:30pm at 101 Market Street