

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

105 Market Street, Room 4
Thursday, August 23, 2018
6:30pm to 7:30pm

Attendees

SVHOA Board of Directors

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

Establish Quorum

President Susana Dancy established a quorum and opened the SVHOA BOD meeting at approximately 6:30pm.

Open Comments

Susana Dancy greeted a homeowner owner who was attending a SVHOA Board meeting for the first time. Her home is located on Glade overlooking pond WP#1. She came to the meeting concerning the condition of the pond, specifically the amount and duration (+4 weeks) of the algae. The resident had contacted BPM but the issue has remained unchanged for a period of time. Susana Dancy indicated that she would contact BPM to follow up with Dragonfly. The expectation for Dragonfly is what has been done, what is the plan going forward and when should we see an improvement.

In addition to the pond concern the resident said she had trouble reaching someone in the Berkeley office during office hours. When contact was made she was directed to contact Dragonfly directly. Several other board members noted similar issues contacting BPM and instances when homeowners had been directed to contact contractors on their own. Susana Dancy indicated she would follow up with BPM (Tony Smith) on these two concerns.

Common Area Improvements and Repairs

- Natural Learning Initiative Improvement Proposals

1. The board discussed the Natural Learning Initiative (NLI) proposal vs. the current state of the common area parks. The consensus of the Board members

is the parks have been in a general state of decline over the years and that the NLI proposal headed in the correct direction. Because a significant amount of effort will be required to evaluate replacement in kind vs. improvement options, we agreed that developing an overall strategic plan was the best approach. The Board unanimously approved contracting Natural Learning Initiative to develop a strategic plan for the parks and related common areas.

Jerry suggested that we look at starting the strategic plan as soon as possible this fall. Susana Dancy indicated she would follow up with Robin Moore, NLI director and BPM on this item and the proposed timing.

- Soccer Field Path Repairs

1. The board discussed the current state of the path running around the border of the soccer field opposite Ruppert's proposed repair options.

- Option 1 – Path Widening - Approved
- Option 2 – Path Widening with Edging
- Additional 1 – Fix Erosion/Pipe Extension
- Additional 2 – Repair of timber area behind Tennis Court - Approved
- Additional 3 - Correction of swale next to Chapel Hill path.

The Board unanimously approved Option 1 for Path Widening for \$4,100. The Board will review the path erosion and edging issues at Tennis Court at our next meeting.

2. There is a need for Ruppert to develop a plan to adjust or modify the stairs leading to the soccer fields to eliminate the drainage/erosion down the centerline of the stairs. This might include heavier gravel, angled steps, a combination or something different. Susana Dancy indicated she would follow up with BPM on this item and the proposed timing.

Jerry indicated that these path repairs should be put into the 2019 budget with a Spring timing. Susana Dancy indicated she would follow up with BPM on these items and the proposed timing.

- Pond WP#2 improvements

1. The board discussed the current state of the path running by Pond WP#2 opposite Ruppert's proposed improvement options.

- Option 1 – Installation of pathway Brookgreen to terminate at edge of Pond NE side
- Option 2 – Installation of pathway Brookgreen to terminate at edge of Pond NE side with Edging

- Option 3 – Installation of pathway Brookgreen to Parkview Crescent - Approved
- Option 4 – Installation of pathway Brookgreen to Parkview Crescent with Edging

- Additional 1 – Bench Option - Approved
- Additional 2 – Fountain

The Board approved (4 in favor, 1 opposed) Option 3 for Installation of pathway Brookgreen to Parkview Crescent for \$16,200. The Board unanimously approved a Bench Option for two benches for \$2,850 X 2 = \$5,700. Note the approval only authorizes the spending of \$5,700 for benches. It does not approve Ruppert's Additional 1 option benches. It is the Board's belief that benches can be purchased and installed for a significantly lower cost. Ruppert should develop a lower cost alternative. Steve will contact the CH Parks Dept. to talk to them about their benches that they installed in Southern Community Park.

Jerry indicated that the path improvements should be put into the 2019 budget with a Spring timing. Susana Dancy indicated she would follow up with BPM on these items and the proposed timing.

Adjourn

- The meeting adjourned at 8:45pm.