

Southern Village Master Association (SVMA)

Board Meeting, October 5th 2007

Members present: Barbara Hummel, Treasurer
Sarah Shapard, President
Tony Smith, Vice President
Julia Thomson, Secretary

Others present: Dick Lowe, Member of the SVHOA Board
Bill Riggs, Member of the SVHOA Board
Joy Harris, Property Manager for Edgewater I

Absent: Jeremy Purbrick and Bob Callahan sent their apologies for not attending

1. Sarah Shapard called the meeting to order at 8.10 am.
2. The Agenda, and the Minutes for the June 26th meeting, were approved earlier by email.
3. Progress on the action items from the June 26th meeting was discussed. Two items are still ongoing; 5b. Member numbers – will be completed and submitted to the Board in November, 5e. AGM Minutes – need input from the Board members
4. New Property Management Company.
A report from Jeremy Purbrick (SVHOA Member) was handed round. The report showed clearly the steps taken to select a new Property Management Company. Dick Lowe provided comments on progress so far and why they were considering Berkeley Management Company. The SVHOA is still in negotiations with this company. If the negotiations are successful, the choice of Berkeley will be voted on and confirmed at the November meeting of the SVHOA. The question of a conflict of interest was discussed because all three representatives of the Berkeley Company live in the Village. Dick Lowe said this was considered a plus in their choice. Sarah Shapard requested a draft copy of the new contract before the final vote.

5. New Business

- a. Town Hall Meeting – Barbara Hummel made this suggestion because she felt there was tremendous ignorance within the SV Community as to how the community is run and who pays for everything. The idea was accepted in principle but it was felt that the idea should be discussed in full at a later meeting.
 - b. 15% increase in annual dues for condominium sub associations – Sarah and Barbara said that there was considerable resistance about the mandatory increase from the condominium members. Tony explained the inequality that exists between the amounts paid by SVHOA members versus the condominium sub association members. Again, this is a result of earlier decisions taken by the developer. Barbara asked if they had considered the different size and type of owners in the condominiums. There are many singles and retirees and the condominiums are smaller in square footage than the single family homes. It was pointed out that because of the previous point they do not use the common areas to the same extent. Condominium owners were also worried about the future selling price of their properties if the annual dues were to rise considerably. This rise will cause an increase in their monthly condominium dues. Sarah asked for clarification on the following: 1). Is the Master Association really necessary? Could it be dissolved and SVHOA be the main Association for the whole community? The SVMA is a legal entity as defined in the Southern Village Covenants. It is always difficult and expensive to modify such documents. 2). Sarah said she sees the role of the SVMA as overseeing the financial aspects of Southern Village management. She requested clarification on the perceived and actual roles of SVMA versus SVHOA. As a conclusion, Sarah feels communication between all Boards needs improvement. Everybody present agreed that good communication was essential. The question of dissolving the SVMA remained unresolved. Joy Harris explained that all small condo associations have the problem of higher dues because there are a smaller number of householders to share the cost.
 - c. Market St. Association Request for \$24,000 –All present agreed the sum was high and needed further information. In the past the SVHOA has only contributed \$8000. Information was requested from Rosemary Waldorf of Bryan Properties for clarification.
6. Dick Lowe verified Bob Callahan's (SVHOA Treasurer) message to the SVMA that the 2008 Budget was much the same as last year allowing for small increases from service contractors. But the cost of new, safe playground equipment went over budget in 2007 so that has to be taken into account. The Alley and Reserve funds are earning 4.75% in Money Market accounts. The SVHOA is shopping around for better rates.

There being no further business, the meeting was adjourned at 9.10 am.

Julia Thomson
Secretary