

**SOUTHERN VILLAGE HOMEOWNERS ASSOCIATION, INC.**

Minutes of Board Meeting Held July 26, 2006  
in Ascension Hall, Christ United Methodist Church

Present: Board Members: Nancy Morton (chair), Ed Flowers, Tony Smith, Jeremy Purbrick (secretary)  
Parks & Commons: Paul Mraz  
ARB: Bill Riggs  
HRW: Eniko Nagy  
Apologies for absence: Tom Hanlon

With a quorum established, the meeting was called to order at 7:08 PM.

There were no speakers for open commentary from the community.

The minutes of the June 14, 2006 meeting were approved as corrected.

**1. Treasurer's Report**

Mr. Smith reported that the Association's financial condition continues to improve, despite fuel surcharges from one of the Association's landscape contractors. The spirited question-and-answer sessions with HRW are enlightening and productive. Also, Mr. Smith called on each of the Board members to submit initial 2007 budget proposals to the September 6 meeting.

**2. Parks & Commons Committee Report**

Mr. Mraz proposed several revisions to the committee's priorities for the rest of 2006. These included the idea of spending additional money now to repair and rebuild the Arlen Park cemetery wall and deferring elements of the proposed Central Park play area, to remain within the 2006 budget. After discussion, Mr. Mraz was asked to consider the feasibility of bringing forward the replacement of the play equipment at the Highgrove and Edgewater Parks, giving the Board an opportunity to appoint additional Committee members to clarify the long-term vision for Arlen and Central Parks.

**3. ARB Report**

Mr. Riggs reported that the six June submissions were all approved, as were four of the five July submissions. He also described the ARB's latest proposals for revised architectural review guidelines, including a modified approval process and painting policies. Mr. Riggs and Mr. Purbrick were charged with documenting these proposed changes and submitting them to the Board's September meeting.

**4. Communications Report**

In Mr. Hanlon's absence, the Board reviewed and approved the draft newsletter - with addition of Ms. Morton's byline to her article. Ms. Morton to inform Mr. Hanlon.

**5. Manager's Report** (copy attached)

Ms. Nagy reported that two members had reached the stage of the Enforcement policy requiring a Show Cause hearing to be scheduled. Mr. Smith proposed that, "until further direction from the Board, HRW is instructed to suspend implementation of the Association's Enforcement policy." After debate, the motion carried.

The meeting discussed the reported drainage problem and concluded that the issue related to the affected member's drain, not to the alley's design. Ms. Nagy to inform the member of this conclusion.

**6. Bylaws**

With one change to Article XI, the Board completed its revision of the Bylaws and agreed to charge Mr. Hanlon with publishing the document for member comment in advance of the 2007 AGM, as he had proposed.

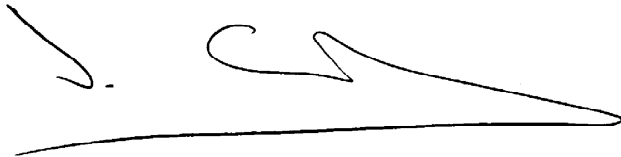
**7. Julie Vann Letter** (copy attached)

Mr. Smith's proposal "that Ms. Morton and Ms. Nagy reply to the member's concern in a form similar to Mr. Mraz's 2005 letter on this topic" was adopted.

**8. Remaining Agenda Items**

Consideration of the three remaining topics on the agenda (Parks & Commons Committee Charter, Nominating Committee, and Bid Solicitation) was deferred to the next meeting.

The meeting was adjourned at 9:59 PM.

A handwritten signature in black ink, appearing to read "Jeremy Purbrick". The signature is written in a cursive style with a long horizontal stroke at the end.

Jeremy Purbrick, Secretary

## **SOUTHERN VILLAGE HOMEOWNERS ASSOCIATION, INC.**

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c/o HRW, inc.  
3815 Barrett Drive Raleigh, NC 27609  
919-783-9530 or 783-9534 Fax

### **Board meeting: July 26, 2006**

**TO: Board of Directors**  
**FROM: Eniko Nagy**  
**DATE: July 20, 2006**  
**RE: Manager's Report**

#### **Enclosures**

June 2006 Financials  
Open Violations Report  
Parks and Commons Committee Report

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#### **Physical addresses for the riser rooms**

We found out that the physical addresses for the riser rooms were never registered with city and 911. The Highgrove addresses are now registered (124 Glade, 125 Nolen, 124 Nolen, 125 Westside). Westend was assigned 990 Highgrove and 890 Highgrove for their riser rooms.

#### **Violations**

The following homes would need to receive a hearing notice for the next meeting:

**X Parkside** – Back deck is moldy and in disrepair

**X Newell** – The yard needs to be weeded and mowed.

In addition, **xxx Edgewater** submitted a paint application, which was denied. However, the owners started painting before receiving the denial letter. As it turns out, they were on vacation and the painter painted the house a different blue than what was submitted, which the owners didn't like. So the house has been re-painted, this time a third color, which is on the palette. They are submitting an application for this color.

#### **Insurance**

Our insurance policy is up for renewal on 7/26/2006. The new quote from Nationwide is \$5,474 (to which we add \$50 in service charge for paying in 10 installments).

Per the Treasurer's request, I got two more quotes. Associa's quote is \$5,438 per year, but some of the insurance carriers they use are non-admitted in North Carolina.

State Farm quoted \$7,137 per year.

I recommend keeping the insurance policy with Nationwide.

#### **Alley Maintenance**

An owner on Parkside reported in 2004 that the water flowing from the alley between Brookgreen and Tharrington flows directly into his garage. In 2004 we advised the owner that this is not the Association's responsibility. He now brought the issue up again, and would like to ask the Board to consider repairing the drainage in the alley.

**Collections**

The Board has to vote on foreclosure on two accounts.