

SOUTHERN VILLAGE HOMEOWNERS ASSOCIATION, INC.
Minutes of Board Meeting Held May 23, 2007
In the Library, Christ United Methodist Church

Present: Board Members Tony Smith (Chair), Bob Callanan, Jeremy Purbrick, Bill Riggs, Dick Lowe, Secretary
HRW John Lawton, Debbie Edson

With a quorum established, the meeting was called to order at 7:00 PM.

There was one speaker from the membership for open commentary. John Logan spoke on concerns with wood rot issues in a portion of the wood trim on the back of his home at 105 Westside. A lengthy discussion followed pertaining to the responsibility of the HOA for exterior surface maintenance of townhomes as provided in the applicable covenants, the association policy guidelines and procedures. Mr. Logan was thanked for his attendance, interest, input and invited to stay for later discussion by the board members.

The corrected minutes of the March 14, 2007 Board meeting were approved.

- 1. Treasurer's Report:** Bob Callanan reported the February, March & April, 2007, financials were in order and ready for posting on the website.
- 2. ARB Report:** Attached. Bill Riggs reported since last meeting six applications were made and all approved.
- 3. Townhomes Report:** Dick Lowe reported: The SVTC advised, Board approved landscape maintenance contract for 141 townhomes and 14 courtyard homes had been signed with EcoScapes, Inc. and a copy was delivered to HRW for management and supervision. A SVTC recommended, Board approved landscape enhancement in the Highgrove townhomes by EcoScapes (with substantial savings and better warranty than other quotes) was underway and proceeding well. A SVTC recommendation that HRW pursue bids for a scheduled paint/wood trim maintenance this year for 22 homes (200-210 Brookgreen, 401-415 Copperline, 200-212 Greenview) among the Townhomes II group is ready to get under way.

SVTC disputed five invoices from HRW as unauthorized and against policy. The lengthy discussion that began at the member comments portion of the meeting (as to HOA exterior maintenance of townhomes) continued in regard to the effect, meaning, equities of and procedures for town home exterior surface maintenance policy. Dick Lowe shared copies of policy/procedure adopted, distributed to townhome owners in July of 2004 and reported such had since been followed by the Boards, administered by SVTC and HRW. On two motions by Dick Lowe, the Board unanimously: (1) Reaffirmed the written policy/procedure for exterior surface townhome maintenance dated July 7, 2004. (2) Approved instruction to management that HRW Home Repair not be engaged for any repairs or maintenance to townhomes. Discussion of the disputed invoices was tabled until the July board meeting pending further background review. The Board also decided

Pres. Tony Smith would work with Sec. Dick Lowe to clarify HOA policy/procedure as to townhome exterior surface maintenance and present for discussion and approval at next board meeting. There was further discussion as to how the clarified policy/procedure (once approved) would be redistributed to owners via the website, new mailing and mailing to new owners with first bill.

4. Manager's Report: The report is attached; board discussion followed the report recognizing the athletic fields being available for anyone's use, inability to police use and there would not be signs "for Southern Village residents only", etc. It was also noted the manager will be meeting with EcoScapes on the first Wednesday of each month to inspect for landscape violations, other Covenant, Conditions & Restrictions violations and alley inspections.

5. Trees, Ponds & Parks Report: Jeremy Purbrick reviewed details of the project for soil-level and other treatment of trees in the streetscape (proceeding under budget at this time) for the benefit of two new members of the board. He further reported the tree, pond and parks projects were going nicely and on schedule. Mr. Purbrick was given the authority to manage the tree project within budget.

6. Other Business: In other business discussed, the Board -- decided to proceed with Requests For Proposals from HOA management companies and to interview three of four interested companies during a special one-hour session prior to next meeting in July -- reviewed the Good Neighbor Guide, discussed as to a requisite disclaimer printed therein that the guide does not supercede Covenants, test response to it by first emailing a soft copy to sample its worthiness, then consider sending out with a future mailing -- reviewed and discussed outstanding CC&R violations/complaints and decided to follow the policy and process of enforcement with appeal available to the Board.

No further business being before the Board, the meeting was adjourned at 11:10 PM.

Submitted for corrections and approval by,

Dick Lowe, Secretary

ARB Report

Meeting Date: May 8, 2007

Location: 203 Glenhaven Drive

Participants: Bill Riggs
Gregg Melville
Scott Nielson
Carolyn Christianson
Suzanne Porter

Submissions: 6

Result: All approved

Next Meeting: June 12

Location: La Vita Dolce

SOUTHERN VILLAGE HOMEOWNERS ASSOCIATION, INC.

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

Board meeting: May 23, 2007

TO: Board of Directors
FROM: Debbie Edson
DATE: May 23, 2007
RE: Manager's Report

Enclosures

February 2007 Financials
530 Copperline – sent to attorney on 4/26/07

Speakers

7:00 – 7:05 John Logan 105 Westside – repairs
7:05 – 7:10 Tina Higgins 520 Highgrove – alley repairs

Bridges

The bridges were repaired on 5/1/07.

Soccer Field

Ecoscapes will proceed with installing an 8' channel drain along basketball court edge and run a pipe out the ditch line, back fill with topsoil and sod upon completion. They will cut a swale with backhoe at the top of the walkway path to run water off the path and channel the water into the woods. They will sod and staple swale upon completion. The work will be completed the week of May 21st.

Highgrove Park

Removal of the old play set is scheduled to begin next Wednesday, May 23. The new installation should be completed on Friday May 25. Mulch will be delivered on May 25, 2007.

Edgewater Park

Parrish Brother's has finished their work removing and refilling the Edgewater playground area as of May 17, 2007. Installation of the new play set is scheduled for May 21-23. Mulch will be delivered on May 24th. It will be \$37.50 a yard and they will need approximately 20 yards.

TH2 painting (200-210 Brookgreen, 401-415 Copperline Dr, 200-212 Greenview Dr)

This information was in the Managers report from Eni on 3/14/07.

We received some bids in October to paint the three TH2 buildings that still need to be painted. Onofrio bid \$31,595.00, and Carrington bid \$21,592.45. Does the Board want to schedule the painting this year?

Termite inspections

Townhomes I - Monday June 18, 2007 from 8:00 am to 11:00 am - Westgreen Drive (16)
West End II - Monday, June 18, 2007 from 11:00 am to 4:00 pm - Highgrove Drive (22)
Townhomes II - Tuesday, June 19, 2007 from 9:00 am to 4:00 pm - Brookgreen, Copperline, Greenview
Highgrove - Wednesday, June 20, 2007 from 9:00 am to 4:00 pm - Glade Street, Nolen Lane, Westside Drive

Notices are scheduled to go out on June 1, 2007

Inspections

I will be meeting with Ecoscapes on the first Wednesday of the month to do inspections. We will be looking at landscaping, CCR violations, and I will be looking at the alleys to assess which areas need to be addressed and obtain estimates for the repairs.

213 Overlake – A letter went out regarding the lawn on 4/26/07. The owner sent a response on 5/1/07 and they feel that they are not in violation of the Guidelines or the Covenants. I e-mailed Bill Riggs on 5/16/07 to get some feedback from the ARB regarding this issue. He informed me that in the ARB guidelines it states that grass must be in between the street and the sidewalk. I guess we didn't think we had to put "real" grass in the guidelines. ARB would not approve of any artificial turf in the neighborhood, especially in the front yard that is visible to all to see. I believe streetscape is affected due to it standing out very differently than the other lawns. Streetscape is an ARB issue.

Rainbow Soccer

Rainbow Soccer asked to use the field again for their fall soccer practice. The first practice will be on Wednesday, September 5th through November 1st. They would like to request the same schedule as Spring, Mondays and Wednesdays from 4:15-5:15 pm. and Tuesdays and Thursdays from 4:00-6:00 pm. They will have a better idea of extending hours after August 1, 2007.