

SOUTHERN VILLAGE HOMEOWNERS ASSOCIATION, INC.
Minutes of Board Meeting Held November 7, 2007
In the Library , Christ United Methodist Church

Present: Board Members Tony Smith , Bob Callanan, Jeremy Purbrick (Chair), Dick Lowe

HRW Debbie Edson

With a quorum established, the meeting was called to order at 7:05 PM.

Three speakers addressed the Board during open commentary. Dick Redfearn reported on a volunteer project he had taken on to refurbish Calderon Park advising of personal money he spent for mulch, fertilizer, etc. After brief discussion, the Board thanked Mr. Redfearn and asked that he provide expense receipts for reimbursement.

Erin Furr reported on a need of signs for community watch and that all areas could be covered for less than \$500 and requested another \$500 be included in the '08 budget. She further reported that we were near 100% for needed street captains and that the captains were encouraging all owners to call 911 to report all suspicious activity to the police substation.

Julia Thompson, Secretary to the Southern Village Master Association Board, led a discussion of the purpose and mission statement of the SVMA: "The mission of the Southern Village Master Association is to work closely with all its sub-associations to maintain the Association's common property for the benefit of all members of Southern Village." General discussion followed related to various topics of interest to the owners of apartments (250) and condominiums (230) in Southern Village such as a one-year moratorium on assessment increases, including apartments and individual condo owners in SV member database, etc. There was unanimous agreement that only members of SVHOA should be in its database, that the '08 budget should include a 15% increase for apartment /condo owners to move closer to parity with SVHOA members for common maintenance responsibility and that Jeremy Purbrick would serve as the liaison member between the SVHOA and the SVMA

The minutes of the September 12, 2007 Board meeting were approved.

- 1. Treasurer's Report:** Bob Callanan reported the August, September and October financials were in order and with minor adjustments would soon be ready for posting on the web.
- 2. Townhomes Report:** Dick Lowe led discussion which ended in consensus that the reaffirmed policies and procedures for exterior town home maintenance mailed to all owners August 1, 2007 should be posted on the website as a download document and under townhome FAQ for easy access by owners and others. An additional purpose is to draw attention to the reaffirmed policies and

procedures encouraging all interested to read them. The townhome committee recommended there be no increases in townhome assessments for 2008.

- 3. Manager's Report:** The report is attached for full details. At the end of the report the Board approved an expense of \$450 for Eco Logic to remove dead trees behind 604 Brookgreen.
- 4. Nominating Committee:** Deanna Schuerbeke met with the Board, expressed her interest to volunteer as a candidate and remained for the meeting. Other interested volunteer candidates are Brad Tanner and Jason Luna.
- 5. 2008 Budget:** Bob Callanan led a line item discussion of the proposed 2008 budget. This session of budget talk was long and detailed. General consensus was reached and it was decided that Bob would present a final draft that would be approved by the board prior to the next meeting in January, 2008.
- 6. Other business:** The Annual General Meeting date was discussed and set for Scrogg's Elementary School on February 12, 2008 with an alternate date of February 19, 2008. Official notice and materials to be mailed in January, 2008.

There being no further business before the Board, the meeting was adjourned at 9:25 PM.

Dick Lowe
Secretary



c/o HRW
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TO: Board of Directors
FROM: Debbie Edson
DATE: November 7, 2007
RE: Manager's Report

Enclosures

September & October Financials (October will be e-mailed when they are ready)

Speakers

7:00-7:10 pm. Julia Thompson	SVMA
7:10-7:20 pm. Erin Furr	125 Hillspring – Community Watch
7:20-7:30 pm. Richard Redfearn	201 Calderon Drive

Landscaping

Jimmy Lloyd with Ecoscapes has temporarily repaired the area behind the tennis courts at the bike path.

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

All of the painting and repairs have been done and the 10% of the payment remaining has been submitted.

Park signs

Market Park – the “No Dogs Allowed” sign will be delivered to Gregg Melville for installation.

Highgrove Park – received a “Park Closes at Dusk” sign and it will be installed by Gregg Melville.

Trees

Eco Logic has submitted an estimate to remove some dead trees behind 604 Brookgreen. The best price will be \$450. That includes take-down and removal of the standing dead pines, as well as two dead hardwood trees in the same group.