

SOUTHERN VILLAGE HOMEOWNERS ASSOCIATION, INC.
Minutes of Board Meeting July 16, 2008
In the Library, Christ United Methodist Church

Present: Board Members: Jeremy Purbrick (chair), Dick Lowe, Deanna Schuerbeke
Bill Riggs, Jason Luna
Berkeley: Tony Smith

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

The minutes of the April 16, 2008 meeting were approved.

1. **Manger's Report:** The reports are attached for full details. Tony Smith of Berkeley informed the Board that Ecoscapes has cleaned-up the debris due to the storms over July 4th weekend. The Board approved an additional surcharge of \$40.00 per month for fuel costs to Ecoscapes. Mr. Smith informed the Board that Berkeley has reviewed the Southern Village property insurance and has received two quotes for coverage, one by the current carrier, Nationwide and the other by High and Rubbish, a local carrier. Jason Luna will speak with the agent of High and Rubbish and determine if the insurance and the carrier are suitable for the needs of Southern Village.
2. **Treasurer's Report:** Deanna Schuerbeke reported the SVHOA is largely on budget for the year and everything looks great. Mrs. Schuerbeke reported that the bills for the Courtyard homes landscaping increase have been sent out to the respective residents. Mrs. Schuerbeke also informed the Board that a bill has been sent to all residents who have not paid their homeowner's dues for 2008. The board decided to give an additional 30 days to receive payment and on August 1st submit those residents still outstanding to the lawyers.
3. **ARB Report:** Bill Riggs reported that the ARB met on July 1st. There were 12 applications approved.
4. **Townhomes and Courtyard Homes Report:** Dick Lowe reported that everything is going well with far less issues/concerns from last year. The interim exterior maintenance is going forward with the Atlantis Painting. Mr. Lowe said the contract with Atlantis Painting is well defined and includes power washing, caulking, paint touch-up and replacement of rotten wood trim to 141 townhomes.
5. **Condo Report:** Jeremy Purbrick reported that there will be a committee established to provide representation for the condominium community at the Board meetings.

The Board discussed where the Board meetings will be held. The two viable options were the Southern Village Club and the Church. The board decided to hold the next meeting at the Christ United Methodist Church.

The Board approved to install two aerations systems in the Brookgreen ponds to increase the oxygen level of the water and moderate the temperature due to the extreme heat and low oxygen levels that killed about 3,000 fish. The total cost for these two aeration systems will be \$6,000.

The Board decided to make all parks and playgrounds in Southern Village non-smoking.

The Board discussed the Greenway trashcans for dog waste in the neighborhood. Berkeley stated that the approximate cost to install these trashcans would be \$429 for each and \$100 per month for clean-up. Ecoscapes will provide a proposal for the exact cost. The Board will discuss this item at a later meeting.

The Board decided that an email with a link to the Good Neighbor Guide will be sent to residents signed up to receive such emails.

The Board decided to decline the request to install a drinking fountain at the basketball court.

The Board discussed ideas for future “Green” initiatives. The Board decided to send a survey at some point to get homeowners involved.

The Board approved to install a water meter and irrigation system for \$6,000 to irrigate the Soccer Field. The approval also included the cost of water usage going forward.

Deanna Schuerbeke led a discussion on the 2009 Budget. Mrs. Schuerbeke mentioned that the budget needs to be finalized and ready for approval by December. The Board decided the budget will be reviewed at the October meeting.

There being no further business before the Board, the meeting was adjourned at 9:15PM.

Jason Luna
Secretary



SVHOA Manager's Report
July 16, 2008

Financial Reports

June financial reports are finalized. They are posted on the web site.

ARB

ARB work continues on plan & on time. There are no issues to report.

Website

Updates to the website continue regularly, with postings almost weekly.

Courtyard Homes & Townhomes

Courtyard Homes have secured 10 "yes" votes required to raise dues to \$450 per home per year, with the final "yes" vote arriving on July 1st. That said, we have mailed out the appropriate bills (\$200 per home). At present all services, both management & landscaping, are continuing without interruption.

Townhomes work continues on plan & on time. There are no issues to report.

Central Park

The soccer field is now fenced off. Work is scheduled to start as soon a solution for the irrigation system can be found. Berkeley recommends the following:

We have spoken with OWASA about having a water meter installed. The cost for such is two-fold: availability fee (\$3,078.00) & installation (\$2,550.00). When these fees are paid, a meter will be installed within 10 business days.

These funds are **not** in the current budget; SVHOA Board approval is required.



Ponds

The week of June 9th, Brookgreen Pond faced record temperatures & went into an oxygen depleted state. With high temperatures & low oxygen about 3,000 fish died in what Wendy Smith, Environmental Education Coordinator Town of Chapel Hill Storm Water Management Program called a "fish kill". With the Town & Sam from Triangle Pond Management, SVHOA was able to clean up the fish & save many thousands of other fish. The city deemed there was not a chemical spill & this was a simply a case of high heat & low oxygen.

The solution to this problem is to install an aeration system. One idea is to put in a fountain; this will cost approximately \$7,000. Another option is to put in a lake bed aerator. This system costs approximately \$3,000. It is not visible from the surface other than some bubbles. The aerator system can be run by solar power or electric (Duke Energy) power. We meet with Duke Energy & an electric box can be installed at no charge. For this reason alone, we recommend this option for both Brookgreen Pond.

Also, we suggest SVHOA also install an aeration system at the Scroggs Pond.

These funds are **not** in the current budget; SVHOA Board approval is required.

Storm Damage

On Friday, July 4th & Saturday, July 5th severe storms containing heavy rains & damaging winds come through Southern Village. Significant tree damage happened throughout our neighborhood. Furthermore the screen owned by The Lumina & used for the outdoor movies was damaged beyond repair, so too was the aluminum frame used to support the canopy over the Village Green. Market Street Association estimates repair time will be 2-3 weeks & will cost \$35,000.

Clean up crews were in place on Saturday, July 5th & worked through Monday, July 7th. All SVHOA common areas have been inspected & all fallen trees have been removed from SVHOA common areas. Ecoscapes provided this service.