

Minutes from 4/28/2009 HOA meeting

Attendance: Paul Rowe
Jason Luna
Tony Smith
Jeremy Purbrick
Cindy Gudemon
Bruce Raymond
Bill Riggs
Deanna Schuerbeke

Quorum established at 7:05 pm at Southern Village Club. Approved minutes for 1/7/2009 and 2/11/2009.

Discussion began with the reserve study. Scope of work under bid by \$800. Reserve study included walking alleyways, sidewalks, and roof tops of townhomes. The \$800 was asked to be paid by the townhomes. .

Jeremy brought up tree maintenance from storm damage. Noted that our insurance does not cover hurricane damage. Discussion began regarding the responsibility of the city of Chapel Hill vs HOA.

Discussed the alleyway resurfacing. The HOA is underfunded for alleyways as major resurfacing will need to take place in 15 years. Minor resurfacing is scheduled every 5 years.

Manager's Report:

Tony reported 6 work orders for SVHOA. Financials are on the web. As of 4/28 390 neighbors were on the list serve.

The HOA approved payment of \$13,000 to Market St. Association for the police substation and events at the Market.

Treasurer's Report:

Unpaid HOA dues discussed. Agreed next step is legal action for collection purposes.

Arrangement was made for 700 Market St. for payment of HOA dues out of Market St.

Based on reserve study budgeting for 2010 will be smoother process.

ARB Report:

3 applications . All were approved.

Townhome and Courtyard Report:

Atlantis is performing minor painting.

Bid is going out for minor repairs. Maintenance schedule is forthcoming.

Misc:

Lights at Edgewater and Highgrove parks was requested. Potential budget request for 2010. Discussed solar lighting as a preference.

Tony suggested Paul and Scott meet to review the map of the neighborhood to discuss sectors of responsibility regarding a potential reserve study for the condos.

Discussion began regarding DR Bryan's wish for HOA to create a marketing committee. He would like HOA funds to focus on marketing for Weaver St. to increase revenue by 12%. Polling the neighborhood was next step.

Collection policy was discussed. HOA reviewed policy and all felt policy and procedures were valid and should remain as is.

Discussed check signing policy for management company (Berkley). Agreed Berkley can sign for fixed bills and bills that do not exceed \$500.

Highgrove Park:

Motion carried on the building of steps and landscaping not to exceed \$11,000 by Garden Gate.

Discussion of starting a Green Team. Deanna and Paul will initiate interest .

Discussion began regarding repairing backstop or removing it. No final decision was reached at the meeting.

Meeting adjourned at 9:23 pm.