

SOUTHERN VILLAGE HOMEOWNERS ASSOCIATION, INC.

Minutes of Board Meeting Held October 20, 2009
at the Southern Village Club

Board Members Present: Jeremy Purbrick (chair), Dick Lowe, Paul Rowe
Apologies for Absence: Jason Luna
Absent: Bill Riggs

Present for Berkeley: Tony Smith
Guest: Rainer Dammers

With a quorum established, the meeting was called to order at 7:01 PM.

The minutes of the July 21 Board meeting were approved.

Manager's Report: (attached). Board action taken pursuant to this report was to resolve that "Ecologic be authorized to replace 27 dead street trees at a cost not to exceed \$9,375."

Treasurer's Report: Mr. Rowe reported that everything looks good.

ARB Report: Mr. Smith reported that the ARB met in September and all submissions were approved.

Townhome Report: Mr. Lowe reported that pruning and mulching are scheduled ahead of the holidays.

Going Green: Mr. Dammers reported that the committee has drafted a three-page document setting out ways in which we can each contribute to making Southern Village a sustainable neighborhood. It was resolved that the final version of this package will be included in the 2010 Annual General Meeting mailing to all members.

Nominating Committee: Mr. Purbrick reported that Bill Riggs and Dick Lowe have almost completed their three-year terms of office. Accordingly, two directors will be elected at the AGM in early 2010. Mr. Smith was instructed to post a call for nominations on the association's website.

2010 Budgets. The Treasurer presented draft budgets for next year. The Courtyard and Townhome budgets were approved as presented. To give all board members an opportunity to comment on the SVHOA and Alley drafts it was resolved that they would be discussed and approved via email, or that a special Board meeting will be called to approve them.

Boulevard Strips: Mr. Purbrick summarized the status of three actions taken by the Board in July, attempting to enforce the "grass only" rule for the strip between the sidewalk and the street. In two cases the homeowners have submitted unanimous statements of support from their neighbors, in favor of waiving the rule. In the third case the homeowner has submitted evidence of an application to the ARB asking for a waiver, and invoking the "deemed approved" provision of the Master Declaration in the absence of any response to that application. It was noted that multiple other homes throughout the neighborhood have deviated from the "grass only" rule. In light of these facts the Board resolved to take no further enforcement action at this time.

Other Business:

1. Mr. Purbrick proposed that, in light of disputes that have arisen in the past year, the Board consider making three changes to the Architectural Review Process & Guidelines document. These changes relate to meeting notices, neighbor signatures and boulevard strips. In addition, he proposed that the solar panel guideline be changed as requested by the Going Green committee. Mr. Purbrick was instructed to draft these changes for review by the Board.
2. After discussion of a member's difficulty remaining current with monthly dues it was resolved that, "In recognition of one member's extraordinary sacrifice for his country the Board waive his outstanding 2009 dues balance."

There being no further business the meeting was adjourned at 8:35 PM