

SOUTHERN VILLAGE HOMEOWNERS ASSOCIATION, INC.
Minutes of the Annual General Meeting held February 17, 2010
At 101 Market Street

Present for the Board: Jeremy Purbrick (President), Dick Lowe, Bill Riggs, Paul Rowe,
Jason Luna (Secretary)

With a quorum established, the meeting was called to order at 7:06 PM. One hundred eight members were present in person and by proxy.

As chair of the meeting Mr. Purbrick welcomed the members in attendance and introduced the current board members.

The minutes of the annual general meeting on 2/11/2009 were approved as submitted.

1. Election of Directors

Mr. Purbrick explained that two directors were retiring after serving for three years and that two new directors were to be elected for a three-year term. The declared candidates prior to the meeting were Cindy Gudeman and Rainer Dammers. Mr. Purbrick asked if there were any further nominations from the floor. None were made. The candidates then made a presentation and answered questions from the floor. There being two candidates for two open positions the Secretary cast a ballot in favor of each candidate, and Ms. Gudeman and Mr. Dammers were declared elected.

Mr. Purbrick then acknowledged the two retiring directors. Dick Lowe served a total of five years (2002-03 and 2007-10) on the board. In addition, he was a founding member of the Townhome Committee in 2004 and chaired it until 2006. Mr. Lowe is particularly pleased that the more effective maintenance policies he was instrumental in implementing have allowed the townhomes to maintain the same fee level for the past three years. Mr. Riggs served three years on the board (2007-10), and also served in the demanding role as chair of the Architectural Review Board from 2006-10.

2. Treasurer's Report

Mr. Rowe reported that the association ended 2009 on budget and gave an overview of the 2010 budget. The highlight fact that the fees for 2010 were reduced \$20 from the prior year led to a short presentation with no questions from the audience.

3. Going Green Committee

Mr. Dammers, chair of this committee charged with promoting greater environmental awareness in Southern Village, gave an update on the group's activities and resources, and referred interested members to visit <http://green.southernvillage.org/> for more details.

4. Architectural Review Guidelines

Mr. Purbrick explained that the board was looking for member input on the advisability of changing two of our architectural review guidelines. First, the "grass only" rule for the boulevard strip had been violated in recent years by many homeowners (as shown by a

projected series of photographs of non-conforming areas throughout the neighborhood), creating an enforcement dilemma. In open floor discussion a wide range of views were expressed. The primary concerns seemed to be visual uniformity, the environment, and safety. Members were asked to complete a written ballot expressing their view on the issue. One hundred eight votes were cast, as follows:

Yes, change the “grass only” rule: 47%

No, keep the current rule: 36%

Maybe, I need to see the new rule first: 17%

In view of the strong support for modifying the guideline, but mindful of the significant opposition to it, Mr. Purbrick proposed that the board should create a committee of members to draft a new guideline after consultation with the community. In response to a call for volunteers Dave Oermann, Mike Hobbs and Richard Esner generously agreed to be founding members of the Guideline committee, should the board agree to form it.

Mr. Purbrick then explained that the existing solar panel rule was being reviewed at the request of the Going Green committee, which had asked that we permit solar installations on the front of a home, as well as to the side or rear. On this issue 108 votes were cast as follows:

Yes, change the solar panel rule: 60%

No, keep the current rule: 18%

Maybe, I need to see the new rule first: 22%

Again, given the strength of support for change Mr. Purbrick proposed to add this issue to the Guideline committee’s task, and the group’s founding members generously agreed once more.

5. Other Business

John Fugo, on behalf of Market Street Association (MSA), explained that the North Carolina Symphony would be unable to present its annual concert on the village green this year unless the community could raise an additional \$8,000 to offset more of the orchestra’s costs. After a lively discussion the meeting agreed that an appeal directly to the association’s members offered the best hope of raising the funds, and the association agreed to assist MSA with that appeal.

Karen Fisher pointed out that very few residents cleared their walkway after the recent snowfalls. There was general agreement that this was a problem, but that it was very unusual for snow and ice to linger in the southern part of heaven.

There being no further business the meeting was adjourned at 8:29 PM.