

**SOUTHERN VILLAGE HOMEOWNERS ASSOCIATION, INC.**

Minutes of the Annual General Meeting held February 22, 2011

At Christ Church Ascension Hall

Present for the Board: Jeremy Purbrick (President), Cindy Gudeman, Paul Rowe,  
Rainer Dammers (Secretary)

At 7:10 PM the meeting did not have a quorum yet. Tony Smith from Berkeley Property Management went to solicit additional proxies.

In the meantime Susan Romaine introduced PORCH, a newly-formed, 501(c)(3) non-profit organization whose mission is to collect food for the hungry in the community. PORCH organizes monthly food drives aimed at re-stocking the shelves of the six Chapel Hill / Carrboro pantries and has a volunteer neighborhood coordinators who started collecting in Southern Village in December 2010.

<http://www.porchnc.org/home>

With a quorum established, the meeting was called to order at 7:18 PM. Sixty 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 2/17/2010 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 Mary Jo Coppola and Lewis Tisher. 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. Mary Jo Coppola (64 votes) and Lewis Tisher (63 votes) were elected to serve three-year terms.

Mr. Purbrick then acknowledged the two retiring directors. Mr. Luna served three years on the board (2008-11) in various officer roles, and also served in the demanding role as chair of the Parking Lot – or Not Subcommittee from 2008-09. Mr. Rowe was appointed by the Board to complete Deanna Scheurbeke's term when she resigned to move to a new job in May 2009. In addition to being the Board's liaison with the condominium homeowners associations he was Treasurer in 2010.

**2. Treasurer's Report**

Mr. Rowe reported that the association ended 2010 on budget and gave an overview of the 2011 budget and fielded some questions from the audience.

Questions from the audience instigated a discussion on the cost to bring the Symphony to Southern Village. Residents phrased a request to the board to establish surveys of the neighborhood about support for the Symphony and other topics.

At the end of his presentation Mr. Rowe resigned as the Treasurer with a complaint against the board of directors.

### **3. Other Business**

By request of residents Mr. Roger Perry reported on the state of the planned Obey Creek development across 15/501 from Market Street. He reported that after several public hearings the project is on hold awaiting the completion of two studies by the Town of Chapel Hill to complete as an input to the Town Council on the feasibility to change the current zoning of the Obey Creek property. These studies are the Comprehensive Plan and an economic study and are expected to be completed later in 2011.

Mr. Perry expressed his high regard for Southern Village as a concept and community and encouraged feedback from the community on the plans for Obey Creek.

Ms. Gudeman reported that the ARB approved 21 requests, 3 of which included Solar panels. She mentioned the new guidelines for the strip area between the sidewalk and street approved by the board in 2010 and thanked Mr. Dave Oermann and the committee for the work formulating them.

Ms. Gudeman gave a summary of activities on the Townhomes in 2010. Major maintenance work was done in 2010 on all Townhomes for almost \$56,000 combined. The next major maintenance is planned for 2013. Mrs. Gudeman pointed out that the 2011 dues for all Townhomes with the exception of Highgrove are lower compared to 2010 as a result of the 2011 budget.

John Fugo, on behalf of Market Street Association (MSA), explained that the North Carolina Symphony reduced it's cost to the 2009 levels and will present its annual concert on the village green. The MSA budget is short a little over \$4,000 to fully fund the Symphony. Donations by individual residents are highly welcome.

Mr. Dammers, who chair's the 'Going Green in Southern Village' Subcommittee reported on the Energy Efficiency Education Fair to be held on Saturday, February 26 in Carrboro. The Towns of Chapel Hill conducting a Town-wide energy efficiency program for homeowners called WISE Homes & Building Program. The Town will provide subsidies that will lower the cost of eligible home improvements by 25-50% if yielding to 15% or greater energy savings per home. A link to the program can be found on <http://green.southernvillage.org/>

There being no further business the meeting was adjourned at 8:36 PM.