

**Southern Village Homeowners Association
Annual General Meeting (SVHOA AGM) Minutes**

800 Market Street
Tuesday, February 21, 2017
7:05pm to 7:55pm

Attendees

- SVHOA Board of Directors
 - Arun Kilara President
 - Susana Dancy Vice President
 - Jerry VanSant Treasurer
 - Dennis Carmody Member-at-Large (absent)
 - Steve White Secretary

- Berkeley Property Management
 - Tony Smith President
 - Peggy Akers Director of Operations

- Bryan Properties, Inc.
 - Dixon Pitt Project Manager

With quorum established, the meeting started at 7:05pm. Votes for the two open board positions were tallied. During this interim period, Dixon Pitt, Project Manager from Bryan Properties took the opportunity to activities discuss new programs associated with the Market Street commercial center (see attachment handout).

Highlights from Dixon Pitt's presentation included

- Marketing handout
- Event descriptions and timings
- Media partnerships
- Bicycle races

Tony Smith of Berkeley Property Management re-announced at approximately 7:18pm that the quorum requirement for both the meeting and the election had been met based on the number of votes tallied. Those voting results were shared directly with Arun.

With the quorum requirement satisfied, President Arun Kilara officially opened the Southern Village Homeowners Association Annual General Membership Meeting (SVHOA AGM) at approximately 7:20pm.

Meeting

- 1) The AGM minutes from the Tuesday February 16, 2016 meeting were submitted and approved by the Board.
- 2) The agenda for tonight's meeting was approved.
- 3) Berkeley recorded the votes for the two open positions on the board. The results are listed below.

Candidate	Votes	Unite Owners	% of Unit Owners
John Christian	77	668	11.5%
Arun Kilara	79	668	11.8%
Jim Buck	1	668	0.1%

Note: 82 persons, either in person or by proxy, attended the 2017 AGM Meeting (what this means is not everyone voted for two candidates, thus the reason the numbers do not add up to 164 votes, or 82 votes times 2).

Reports

- Treasurer
 - Jerry reviewed the 2016 actual and the final versions of the Treasurer's Reports covering the SVHOA 2017 Budgets. (See Financial Reports issued for the AGM meeting) The only changes in these budget documents vs. those shared at the November 2016 and January 2017 meetings related to minor changes occurring in December 2016. The budgets were submitted and previously approved by the Board.
- Communications
 - The New E-Mail Application that was included with the AGM information packet was briefly discussed.

Open Comments/Discussions

- One resident had a question concerning a request to plant a new tree in the grass strip between the sidewalk and the road where one appeared to be missing. The reason for its absence could either be it was never installed, or it was installed, removed, and never replaced. The individual was directed to contact the ARB.
- One resident had a question concerning the dumping of leaves and other landscape debris in a common area on the alleyways behind the townhomes on Westgreen Drive and the single-family homes on Winston Ridge

Drive. The dumping was done by US Lawns. US Lawns is contracted by the SV townhomes on Westgreen Drive. The individual was directed to contact the Berkeley and file a formal complaint.

- Several residents had questions concerning “non-SV” residents parking on Chapel Hill (CH) town owned roads. The following general guidance was given.

- a) If they are on CH town owned roads, and the people meet the town parking requirements then they can legally park there.

- b) If they are on CH town owned roads, and the people do not meet the town requirements then the residents have the option to contact the CH Police Department.

- c) If they are on SV alleyways, they should contact Berkeley.

- Several residents had questions concerning the Park and Ride not being free. The individuals were directed to contact the Chapel Hill Mayor’s Office.

- Several residents had questions concerning abnormally long storage of “PODS” moving containers on CH town owned roads in SV. The individuals were directed to contact the CH Police Department.

- One resident had a question concerning an easement and tree removal concerns involving a Dogwood Acres home and the SV common area around SV. The individual was directed to contact Berkeley.

- There was a discussion but no conclusion concerning the use of Morgan Creek Greenway money for trails.

As indicated in the January 10, 2017 Board Meeting a draft copy of the Board meeting minutes will be circulated via email through the Board for approval for Berkeley to publish. Once approved in this manner a copy of the approved minutes will be forwarded to Berkeley PM to publish for the SVHOA. Formal approval will be documented in the following meeting.

President Arun Kilara adjourned the meeting at approximately 7:55pm.

Next Meeting: The next AGM meeting is scheduled on February 20, 2018 @ 7:00pm at Christ Church (800 Market Street)

SVHOA Budget - 2017

	2016 Budget	2016 Actuals	2017 Draft Budget
<i>Operating Income</i>			
Homes (Single Family, TH & Courtyard)	182,600	185,210	205,840
Apartments	3,675	3,675	4,150
Sub Associations	17,250	17,250	19,550
Class III	550	550	620
Other Income	4,000	6,425	3,800
<i>Total Operating Income</i>	<i>208,075</i>	<i>213,110</i>	<i>233,960</i>
<i>Operating Expenses</i>			
Maintenance Expenses:			
Landscaping	41,316	47,998	41,600
Mulch (all areas)	8,000	6,540	8,000
Parks	12,000	16,222	17,000
Pond Care	5,000	6,535	5,200
Trees (Street Care)	57,000	55,782	48,000
Electric	2,900	2,773	3,000
Market Street Events	10,000	10,000	10,000
NC Symphony	2,500	2,500	2,500
Police Substation	5,000	5,000	5,000
Storm Water Charge	1,050	1,020	1,050
Trash Cans (Wkly Service)	7,800	7,800	7,800
SV Charity Events	400	-	400
Water & Sewer Common Area	4,300	4,605	4,500
Other/Contingency	179	480	1,000
<i>Total Operating Expenses</i>	<i>157,445</i>	<i>167,255</i>	<i>155,050</i>
<i>Administrative Expenses</i>			
Admin Misc/Bank Service Fee	1,000	374	500
Insurance	4,800	9,126	8,409
Legal	3,000	3,566	3,000
Management Contract Fee	36,200	36,200	36,200
Printing & Postage	2,500	3,703	3,300
Tax Return Prep	630	640	650
Audit	-	-	10,000
Website	2,500	1,885	2,500
Reserve Study	-	800	-
<i>Total Administrative Expenses</i>	<i>50,630</i>	<i>56,294</i>	<i>64,559</i>
<i>Total Operating & Admin Expenses</i>	<i>208,075</i>	<i>223,549</i>	<i>219,609</i>
<i>Net Income (Loss)</i>	<i>-</i>	<i>(10,439)</i>	<i>14,351</i>
<i>Transfer to (from) Reserves</i>	<i>-</i>	<i>(10,439)</i>	<i>14,351</i>

SOUTHERN VILLAGE



Town of Chapel Hill Easter Egg Hunt at Southern Community Park
Saturday, April 8 / 10 am - 1 pm

Super Cooper's Red Wagon Foundation Lunch participating merchants raising funds for Super Cooper Foundation
Saturday, April 8 / 1- 4 pm

SUPER COOPER'S LUNCH
@SOUTHERNVILLAGE



Super Cooper Foundation Family Fest Village Green
Saturday, September 16 / 1-8 pm

New for 2017!



5-7 pm on Wednesdays | April 9-September 13
Dates subject to change



Mother's Day 5K

Presented by Fleet Feet Sports Carrboro & Durham and FIT4MOM

Sunday, May 14, 8 am
Benefits Girls Rock NC | Sign up at SportOften.com

NORTH CAROLINA SYMPHONY

Free

Tuesday, June 13
@ 7:30 pm*
sponsored by



*blankets, low chairs, and coolers (no glass) allowed

New for 2017!



Celebrate **Earth Day** with **Triangle VegFest!**
Sunday, April 23 | 12 pm -5 pm

Triangle VegFest 5K
May 7 | 8 am-1 pm (tentative)

Triangle VegFest Monthly Market
May 7, June 25, July 23, October 22
1 pm-4 pm
trianglevegfest.org

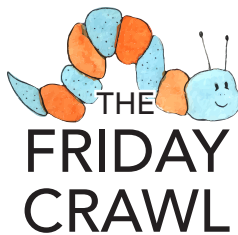


Carolina Brewery Beer Van at all VegFest events

CycloCross Biking event to benefit Public Schools Foundation
Saturday, September 30 / 9:30 am-5:30 pm

Weaver Street Market Fall Wine Show
Saturday, October 14

New for 2017!



Last Fridays, April 28-October 27
5:30-7:30 pm

Drink specials, appetizer specials, small plates
Outdoor seating and live acoustic entertainment on some dates.
Dates subject to change.



Terra Vita Grand Tasting Event
Saturday, October 21 / 1-4:30 pm

New for 2017!



If you can move, you can dance!

May 27 @ 7:00 pm; June 3 @ 7:00 pm; July 1 @ 7:00 pm;
August 5 @ 6:45 pm; August 12 @ 6:45 pm; September 2 @ 6:30 pm



Rasa Malaysia center of motion



Movies on Market

May 27 **Rogue One: A Star Wars Story**
sponsored by Duke Energy

June 3 **Lego Batman**
sponsored by Duke Energy

June 10 **Men in Black**

20 year Anniversary
sponsored by BNC Bank

June 17 **Kong Skull Island**
sponsored by Duke Energy

June 24 **Beauty and the Beast**
sponsored by Chapel Hill Economic Development

July 1 **Guardians of the Galaxy**

July 8 **The Sound of Music**

July 15 **Power Rangers**

July 22 **The Boss Baby**

July 29 **Pirates of the Caribbean: Dead Men Tell No Tales**

sponsored by Chapel Hill Economic Development

August 5 **Cars 3**

August 12 **LA LA Land**

August 19 **Wonder Woman**
sponsored by Performance AutoMall

August 26 **Despicable Me 3**

September 2 **Spiderman Homecoming**

September 9 **Planet of the Apes**



Admission is **FREE** for movies in green type, and \$5.00 per person to all others. All movies subject to change and weather related events.





@SOUTHERNVILLAGE

6:00 pm
No Cover Charge!

APRIL

- April 9 **Gary Mitchell** (Acoustic Music With a Message)
- April 16 **Scandemondium** (Scandinavian Folk Music)
- April 23 **The Nashvillifiers** (Classic Country Music) and **The Old Well All Stars** (American Musical Potpourri)
- April 30 **Rooster Logic** (Original Rock/Funk Blend)

MAY

- May 7 **The Magnolia Klezmer Band** (Southern Village Favorites)
- May 14 **RPM** (Pop/Rock Covers) and **Secret Monkey Weekend** (Girls Rock!)
- May 18 (Thursday) **The Heart of Carolina Jazz Orchestra**
- May 21 **Will McBride Band** (Rock/Jazz Blend)
- May 28 **Dana and Sue Robinson** (Original Folk Music)

JUNE

- June 4 **Too Much Fun** ("Dancing Shoes" Original Rock)
- June 11 **The Durham Ukulele Orchestra** (The Mighty Uke!)
- June 13 (Tuesday) **NC Symphony Orchestra Concert**
- June 15 (Thursday) **Heart of Carolina Jazz Orchestra**
- June 18 **Armand Lenchek, Carter Minor, and Danny Gotham** (Great Guitars and More)
- June 25 **Wyatt Easterling and Wes Collins** (singer-songwriters)

JULY

- July 2 **Triple Fret** (Afro Pop/Reggae/Pop/Rock blend)

- July 9 **The Hill Country Cosmopolitans** (Texas Swing) and **Stan Lewis and The Rocking Revelers** (Old-style Country Music)
- July 16 **Laura Ridgeway Trio** (Acoustic Americana)
- July 23 **Swift Creek** (Bluegrass)
- July 30 **The Pagan Hellcats** (Original Roots Rock)

AUGUST

- August 6 **Idlewild South** (Allman Brothers Tribute Band)
- August 13 **The Instruments of Justice** (Soul Music)
- August 20 **Beer and Hymns** (Grab a brew and sing along!)
- August 27 **Erich Lieth** (Jazz) and **Saludos Compay** (Latin Music)

SEPTEMBER

- September 3 **Better Off Dead** (Grateful Dead Tribute Band)
- September 10 **Jefferson Hart and the Ghosts of the Old State** (original pop) and **The Well Respected Men** (Kinks tribute band)
- September 17 **The Heart of Carolina Jazz Orchestra**

Picnics (and free will tips for the musicians) encouraged!



FREE Interactive Events
Wednesdays, 4:00-5:00 pm

EAT, MOVE, HEAL, GLOW, and GROW

APRIL

- April 5 **Free Your Chest** sponsored by Center of Motion
- April 12 **Body Back HIIT Class** sponsored by FIT4MOM Chapel Hill-Carrboro
- April 19 **Regaining Full Use of Your Neck** sponsored by Center of Motion
- April 26 **Body Awareness Through Exercise** sponsored by Snap Fitness

MAY

- May 3 **Power Yoga Class** sponsored by FIT4MOM Chapel Hill-Carrboro
- May 10 **Reiki, Massage & Facials for Stress Relief - Great for Moms** sponsored by Rishi Salon and Spa

- May 17 **Hot Yoga** sponsored by Red Room Yoga
- May 24 **Boost Fertility With Acupuncture** sponsored by Southern Village Acupuncture and Herbology
- May 31 **Pub Theology*** sponsored by Christ United Methodist Church

JUNE

- June 7 **Pub Theology*** sponsored by Christ United Methodist Church
- June 14 **What Type of Workout is Best for You?** sponsored by Snap Fitness
- June 21 **Coffee Concoctions That Make You Feel Good (free samples)** sponsored by La Vita Dolce
- June 28 **Health Coaching: Partnering for a Healthier, Happier You** sponsored by FIT4MOM Chapel Hill-Carrboro

JULY

- July 5 **Healthy Summer Hair & Nails - Do's, Don'ts, & Styling Tips** sponsored by Rishi Salon and Spa
- July 12 **Benefit of Proper Shoes and Insoles** sponsored by Fleet Feet Carrboro-Durham
- July 19 **Probiotics & Digestive Health** sponsored by Weaver Street Market

- July 26 **Pub Theology*** sponsored by Christ United Methodist Church

AUGUST

- August 2 **Coffee Concoctions That Make You Feel Good (free samples)** sponsored by La Vita Dolce
- August 9 **Personal Training—is it for you?** sponsored by Snap Fitness
- August 16 **Emphasize Your Assets** sponsored by Center of Motion
- August 23 **How to Structure a Training Program** sponsored by Fleet Feet Carrboro-Durham
- August 30 **Latest Wellness Trends** sponsored by Weaver Street Market

SEPTEMBER

- September 6 **If Sitting Up Straight is Good for You, Why Is It So Hard?** sponsored by Center of Motion
- September 13 **After Summer Skin Rejuvenation Through Clinical Peels** sponsored by Rishi Salon and Spa
- September 20 **Stroller Strides Class** sponsored by FIT4MOM Chapel Hill-Carrboro
- September 27 **Having Headaches? Let Acupuncture Help You.** sponsored by Southern Village Acupuncture and Herbology

*event held at Town Hall Grill