

SOUTHERN VILLAGE HOMEOWNERS ASSOCIATION, INC.

Minutes of Board Meeting held January 18, 2011
at 102 Glade Street, Chapel Hill

Board Members Present: Jeremy Purbrick (chair), Jason Luna, Cindy Gudeman, Paul Rowe, Rainer Dammers

Present for Berkeley: Tony Smith

Guest: Robin Clark, Phil Meyer

With a quorum established the meeting was called to order at 6:05pm

The minutes of the November 18 Board meeting were approved.

Treasurer's Report: Paul Rowe reported that the financial report is posted on the website. To date of the 9 residents who have not paid their dues there are 3 making payments, 2 residents with liens on their property, and 4 in earlier stages of the legal process.

ARB Report: Cindy thanked Arun Kilara for his leadership as chair of the ARB. There was nothing to report.

Townhome Report: Cindy reported concerns about the water bill due to a leakage in the irrigation system. The irrigation system has been shut off and the leakage will be investigated. She also thanked Elizabeth Preddy for her work with the townhome landscaper and heading up that committee.

Condominium Report: Paul had received an email from residents with questions about the voting at the annual meeting. A resolution a few years past delegated SVMA financial matters to the SVHOA. The Condo Associations are questioning why they no longer get to vote since they did not delegate this function yet contribute financially.

A suggestion was made to reactivate the SVMA and delegate authority from the SVHOA to the SVMA. To be discussed further.

Going Green Report: there was nothing to report

Manager's Report: Tony Smith presented the Manager's Report. Since December 31, 2010 there have been 3 new work orders (all townhomes) & 1 closed work order (all townhomes). Ecoscapes continues to blow the remaining leaves from the common areas and to pick up fallen limbs from the parks. Also, they continue to inspect all common areas of SVHOA weekly.

Of the 3 special projects managed the work on the street trees in front of Condos and playground parks inspections are completed. The beavers are being monitored. The board thanked Berkeley for watching the beavers and to discontinue that activity.

AGM Package: The package was reviewed. Some discussion occurred on the naming of 3 line items on the 2011 budget. A decision and the approval was tabled.

Other Business – Letters of Concern & Complaint from Mr. Paul Rowe: Jeremy recused himself from the position of chair. Jason took over the chair of the meeting in his role as Vice President of the board of directors.

Jeremy and Paul issues statement about the incident. The board had a discussion about a zero tolerance policy against physical aggression. There was unanimous agreement in favor of a zero

tolerance policy.

Other guests and board members presented their observation of the events at the November meeting.

Paul moved that, according to B-Laws Article VIII Section 5, the board remove Jeremy Purbrick from the office of President of the SVHOA for the remainder of this term.

The motion failed to get a second

Paul asked to include a description of the events in the AGM packet for the community to vote to remove Jeremy from the Board. There was no motion by a board member to do so.

Jeremy formally apologized to Paul for touching him at the November meeting and promised to avoid physical contact in the future. Paul thanked Jeremy and accepted the apology. With that the matter was closed.

The board agreed for Berkeley to document rules of engagement for HOA meetings.

A Discussion on the contribution to the Lumina regarding the Police substation occurred. Officer Clark stated that the Police received no funds from Market Street Association or SVHOA and that the space is provided rent-free, as is the case with all CH Police Substations agreements. The Board provided a history of the SVHOA funds as follows: Prior to the Substation, SV Center hired an off-duty officer for Friday and Saturday night patrols of Market Street at the cost of \$10,000 annually. At the time, the SVHOA agreed to subsidize half this cost. After the Substation was created, the off-duty officer was no longer needed since there was Police presence from the Substation. The Board also received confirmation from Market Street Association stating that the funds from the SVHOA are not used for rent of the space. The subsidy is used to secure the ongoing rent-free availability of the space for the Police Substation which could potentially be used for other commercial purpose by SV Center.

There was no motion from any board member to change their vote on the topic from the decision made in November.

A discussion on the budget surplus occurred. A motion to add a line item for a formal financial audit in the amount of \$10,000 passed 5:0.

AGM Package: A motion to change the naming of 2 line items in the 2011 budget as follows passed 5:0:

- “Donation to Montgomery Properties for MS Events” changed to Donations to “Market St Assn for Events”
- “Lumina Subsidy” to change to “Lumina Subsidy / Police Substation”

There being no further business the meeting was adjourned at 8:30 PM