

**SOUTHERN VILLAGE HOMEOWNERS ASSOCIATION, INC.**

Minutes of the Annual General Meeting held February 28, 2012

At Christ Church Ascension Hall

Present for the Board: Jeremy Purbrick (President), Mary-Jo Coppola, Elizabeth Preddy  
Lewis Tisher (Treasurer), Rainer Dammers (Secretary)

Guest: JB Culpepper, Chapel Hill Planning Director

With a quorum established, the meeting was called to order at 7:03 PM. 106 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 2/22/2011 were approved as submitted.

### **1. Election of Directors**

Mr. Purbrick explained that he was retiring and that a new director was to be elected for a three-year term. The declared candidates prior to the meeting were Susan Duke, Bobby Mallik, and Paul Rowe. Mr. Purbrick asked if there were any further nominations from the floor. None were made. The candidates each made a presentation and answered questions from the floor. The questions focused on matters of pet waste, enforcement of covenants, and communication to the community. Bobby Mallik was elected with 43 votes to serve a three-year term.

While the ballots were counted Mrs. Culpepper presented the Chapel Hill 2020 process which will establish a new Comprehensive Plan, called for participation, fielded questions and provided flyers and other information material. <http://www.townofchapelhill.org/index.aspx?page=1656>  
Other guests presented their participation in the process representing Citizens for Responsible Growth <http://www.responsiblegrowthnc.org/> and second Mrs. Culpeppers encouragement for residents to get actively involved in the process.

Mr. Tisher and the Board then acknowledged the retiring director Mr. Purbrick who served on the board of directors for six years in varying officer positions, the last three years as the President.

### **2. Treasurer's Report**

Mr. Tisher reported that the association ended 2011 on budget and gave an overview of the 2012 budget and fielded some questions from the audience.

Questions from the audience instigated a discussion on the representation of the Condo associations in the Master Association and the history leading to the situation. The developers had set up the associations in a way that there were 17 independent associations the SVHOA representing the majority of home owners in single family homes and Townhomes.

Investigation to change the structure several years back brought to light the fact that it would cost approximately \$250,000 in legal fees and would require a majority vote on all associations to change the structure.

### **3. Reports**

- Mary Jo presented that the Social Media committee had established the site <http://www.neighborhood.com/nh/register.php> to foster active collaboration among residents in the neighborhood as well with other neighborhoods across town.

- Susan Duke reported on establishment of the Welcome Committee, their first meeting which had very good participation, and showed an example of the welcoming bag for new residents
- Rainer Dammers presented on 2011 activities of the Going Green committee, from the composting clinic in Spring, to the screening of Carbon Nation in the Fall, as well as the positive trend in the neighborhood of reduced landfill waste year-to-year and increasing number of Solar (PV and Thermal) installation. The town of Chapel Hill is currently actively looking for participation in the 2<sup>nd</sup> phase of the WISE (Worthwhile Investments Save Energy) program which subsidized up to 40% of installation cost for energy efficiency measures: <http://www.townofchapelhill.org/index.aspx?page=1666>

#### **4. Other Business**

There being no further business the meeting was adjourned at 8:41 PM.