

**Southern Village Homeowners Association
Annual General Membership Meeting (SVHOA AGM) Minutes
By Mail Meeting/ Zoom Conversation
Monday, February 27, 2023**

“By Mail” ballots counted by management on Friday, February 24 - 71 mail in ballots received. Quorum has been met (67 is quorum).

71 votes for Suzanne Lyman and 70 votes for Kim VanHorn, both elected as new board member (3-year term) to start immediately following AGM.

2021 AGM Minutes approved by mail. (69 approvals)

Zoom Portion of the meeting:

SVHOA Board of Directors in Attendance

Susana Dancy, President
Rana Singh, Vice President
Sam Benen, Treasurer
Kevin Kelly, Member
Dennis Carmody, Member

Mill House Properties

Patsy Smith, Director of HOA Operations

7:02 Susana Dancy, President, called the Zoom meeting to order.
26 SV HOA members signed on to the Zoom call.

Open Comments

The following were the comments from homeowners:

Thank you to the board for adding the composting station, located at 100 Westgreen in the rear. Collection is once a week and will be monitored by the vendor CompostNow who will report to Mill House Properties if there is a need to add additional bins. Send any concerns to hoa@millhouseproperties.com.

Dogs off leash are a concern, recent incident at Aberdeen Pond highlights the need for owners to please be sure to follow the Town of Chapel Hill leash laws, when you are walking your dog (s) in SV.

Gas powered leaf blowers should not be allowed in Southern Village. We should change the declaration to reflect such, and this can be done easily. Sam Benen confirmed this issue is already being discussed at both the sustainability committee and board level.

Can the HOA clean up the common space behind Parkside Circle where there are invasive plants and dead trees and branches please? Maybe we could have a community clean-up day? This has been reported to management over the years.

End of open comments.

Management reported that quorum had been met via the "By Mail" Meeting, the 2022 AGM Minutes approved by mail and Suzanne Lyman and Kin VanHorn each elected to the board for a 3-year term.

Susana Dancy introduced the two new board members who were both present on the call. The new board consists of 2 townhome owners and 3 single family homeowners.

Sam Benen, HOA Treasurer, reported the HOA is well managed by Mill House Properties and in good financial standing. Southern Village is well capitalized to maintain the community. In 2022 interest was earned on the HOA reserve account. 2022 was one of the most expensive years experienced in a long time, labor and materials costs were affected by inflation and this was reflected in real costs associated with services provided to the HOA. The 2023 annual HOA assessment was increased by 7%.

Susana Dancy, President, spoke about the board work last year focusing on the park improvements. Updates were made to the Central Park basketball court which was resurfaced and painted, had new nets, post and benches installed. Two new regulation size movable goals were added at the soccer field and a fence installed on the Brookgreen Drive side of the field to help keep balls out of the street. The fence at Aberdeen Pond was replaced, the existing fence had deteriorated. The new space saw the addition of two swings and seating inside the fence as well as outside the fence and the installation of new landscaping along the fence line and at the entrance. Construction of the new parks located at the corner of Brookgreen Drive and Edgewater Circle has begun. Thank you to the Parks Committee for their input and hard work in communicating the plans to the neighborhood. Susana expressed her gratitude for being able to serve in this community and on the board. Susana thanked Dennis Carmody for his years of service to the community as he steps off of the board.

Patsy Smith thanked both Dennis and Susana for their service, both have been a pleasure to work with over the years and were good partners with management, Mill House Properties.

The meeting adjourned at 8:01 PM.

SV HOA Board meeting to follow immediately after AGM.

2024 AGM is tentatively scheduled for February 20, 2023 @ 7:00 PM