

Southern Village Homeowners Association  
Annual General Meeting Minutes  
Tuesday, February 18, 2025  
7:00 pm to 8:00 pm

NOTE: Ballots were sent out via email to neighbors; a quorum (per bylaws, a minimum of 67 participants necessary) was established.  
There were 82 ballots returned.

**Results:**

The minutes from the AGM in 2024 were approved.  
Kevin Kelly and Rana Singh were each elected for another 3-year term.

**Present at Meeting:**

Kevin Kelly, President  
Rana Singh, Vice President  
Chris Stas, member  
Suzanne Lyman, Treasurer/Secretary  
Kim Van Horn, ARB liaison  
Michelle Johnson, Property Manager for Mill House Properties  
About 12 neighbor participants

The meeting was called to order by Kevin at 7 PM. It was established that the minutes from the 2024 AGM were approved by email ballot.

Kevin noted that the articles the SV Board has placed in the Southern Village Magazine are an effective communication strategy; a way to reach residents about the board's efforts, and maintain transparency.

It was established that since the questions that some homeowners asked via email and/or ballot were answered directly in written format and also posted on the southernvillage.org website, it was not necessary to read them at the meeting.

**Open Comments:**

Fred Gerkens expressed concern that the South Creek development just across 15/501 from Southern Village lacked a planned safe crossing between the two communities, particularly as children in that neighborhood will presumably be crossing to attend Scroggs Elementary in SV. Kevin mentioned that the developers of that neighborhood did reach out to the SV Board of Directors when that developer broke ground on that neighborhood to establish a dialog. Kevin reported that during planning of South Creek, it was deemed too expensive by the Town of Chapel Hill to create a tunnel or bridge between the neighborhoods. Fred suggested that in the future the two HOAs might work together to create a pedestrian-friendly crossing. The board agreed this was a worthwhile effort.

Daniel Kiechle and his wife attended the meeting and expressed their displeasure that SV condo owners were not included in the emailed ballot or the announcement of the annual general meeting sent out by MillHouse to SV HOA members prior to this meeting.

It was explained that SV Condominiums are not under the purview of the SV HOA; technically, they have their own HOA organization, and it is the responsibility of that organization to inform them of neighborhood meetings they might like to attend.

The Kiechles stated their opinion that since they paid annual dues to SV HOA, they should have a say in greater neighborhood-wide votes and be invited to the annual general meeting. Former SV Board President Susanna Dancy was on the zoom and explained that in about 2019, MillHouse made an extra effort to include condo owners in SV HOA emails and activities, after those owners expressed their interest in being included. MillHouse noted they had sent the condo HOA the emails and ballot for this meeting. They agreed to send emails for the SV HOA neighborhood to the condo HOA especially noting that they should be disseminated to all owners; and they will also include in the initial email any condo owners who give them their email address directly.

#### **Treasurer's report:**

Kim noted that there was no increase in monthly dues for townhome owners, and that the increase in the annual dues to \$488/year paid for the pond maintenance, therefore a special assessment was avoided.

Suzanne reported that we had a reserve study done a little over a year ago to project income, expenses and necessary reserves to meet those expenses. What stood out was the costly pond maintenance needed on an ongoing basis for 20 years.

Current scheduled pond repairs, which are necessary since all four Southern Village retention ponds failed the Town of Chapel Hill pond inspections in 2023, will continue through at least 2026. As a result of these expenditures, our SV HOA reserves are not up to the amount recommended by the reserve study at this time. However, they should be square starting in 2027.

The significant pond maintenance costs this year (\$111,425.00) and next year (2026) (\$140,523.05 ) led the board to make the decision to decrease the budget line item for tree maintenance, and instead have the Town of Chapel Hill, who technically has responsibility for street trees in SV, assume maintenance. However, the Board did appropriate \$35,000 in the budget for 2025 for street trees. This year, the Town of Chapel Hill will prune, cut dead trees, grind stumps and possibly replace cut trees. So far, they have been very responsive. However, if the town's tree replacement is not satisfactory to the SV HOA and neighbors, the \$35,000 is available to be used for tree replacement.

Our alley reserves are currently well-funded, therefore SV HOA homeowners were able to skip paying an alley assessment this year.

Excess funds in the accounts for Alleys, Westend Townhomes, and Townhome II have been invested in either CDs or treasuries, and are earning between 3.7% and 5%.

The swingset at Edgewater Park has been replaced.

**President's report:**

Kevin referred to his letter to the homeowners in the AGM packet that was sent out along with the ballot. He pointed out that we continue to explore the results of the gas-powered leaf blower ban and the system for reporting and adherence to the guidelines. He also mentioned the work that the ARB does, which keeps our neighborhood progressive and yet keeps continuity, so as to continue to improve the value of SV homes. Looking forward, Kevin viewed his role as a steward of the community; he thanked the board members, Michelle/MillHouse, and the residents who joined the meeting.

The meeting was adjourned at 7:53 PM.