

**SOUTHERN VILLAGE HOMEOWNERS ASSOCIATION, INC.**

Minutes of Board Meeting held October 18, 2011  
at Berkeley Conference Room

Board Members Present: Jeremy Purbrick (chair), Lewis Tisher, Elizabeth Preddy,  
Mary Jo Coppola, Rainer Dammers

Present for Berkeley: Tony Smith, Peggy Akers, Suzanne Kalbas  
Guests: Susan Duke, Paul Rowe

With a quorum established the meeting was called to order at 6:32pm

Discussion about concern with alley way resurfacing and street parking.  
Regarding street parking it was re-iterated that this is responsibility of the Town of Chapel Hill and should be raised to the local Police and/or town traffic engineer Kumar Neppalli.

Susan Duke reported about Forest Management on a patch of densely populated pine forest between Culbreth Middle School and Hillspring Lane.

A Hillspring Forestry committee was formed and Susan Duke agreed to chair it.

Susan presented the idea of a Welcoming group. 3-4 residents are actively pursuing options for a Welcoming group including a Facebook page, welcoming bags and a quarterly meet & greet for new residents in the neighborhood.

The group requests a budget of \$350 to cover the cost as well as Berkeley and the Condo Associations to forward information about new neighbors.

A welcoming group process committee is to be formed with a 2012 budget of \$350. Susan Duke agreed to chair the committee.

The minutes of the July 17 Board meeting were approved.

**Treasurer's Report:** See budget

**ARB Report:** ARB meeting minutes are posted online on <http://southernvillage.org/>

**Townhome Report:** Termite inspections has been completed except for 5 units.

The townhome committee reviewed the draft letter 'HOA / Owner Maintenance Policies and Procedures' with 2 recommendations:

1. Take off the list of recommended contractors
2. Change the wording to emphasize the need for volunteers

The 'HOA / Owner Maintenance Policies and Procedures' were approved by the board and Townhouse Committee was authorized to communicate them to owners on behalf of the HOA Board.

**Condominium Report:** Paul reported on the perception of some condominium owners about being treated differently. The board agreed that the best mitigation would be for condo owners to run for a board position.

Joy Harris reported via Peggy that the path near Scroggs Elementary School was repaired by the condo association, with their own funds. No SVHOA funds were used.

**Going Green Report:** Rainer reported about the screening of CarbonNation on the Village Green on October 14 in partnership with Transition Carrboro-Chapel Hill.

In addition to the screening of the movie we had an mini Energy Efficiency Fair with tables by the Town of Chapel Hill WISE program, several energy consultants, and some local grass roots organizations. We had a decent turnout with a little over 30 people. The speakers and movie were well received. The movie even received ovations at the end.

The participating energy consultants were pleased with the traffic to the table and the number of people signing up for information and services.

The URL of the Going Green website changed to <http://www.southernvillage.org/go-green> as the site has been incorporated by Low Fat Designs into the content management system of the overall SV site.

**Social Media Report:** The Neighborhood website now has 150 members with traffic increasing slowly. It is expected to increase participants through the Welcoming Group.

**Alley Ways:** Still looking for a alley way liaison. Tony Smith sitting in in lieu of a liaison.

**Manager's Report:** see <http://southernvillage.org/wp-content/post-files/SVHOA-Managers-Report-10.18.11.pdf>

A motion to fix the drainage in the central park for \$910 passed.

**PTA Thrift Store:** The Carrboro PTA Thrift Store is being renovated over the next year. To date \$77,000 have been raised against the cost of \$1.5Mio. Many of the local schools are contributing back to the PTA Thrift Store to raise the money required for the construction.

Mary Jo brought forward a request on behalf of Carrboro High School for the HOA to consider to make a noticeable donation to the school. No decision was made.

**Budget:**

- Courtyard Homes: a motion passed to keep the fees and budget flat from 2011
- Alleyways: a motion passed to increase the fees to \$73 to cover repairs planned for 2012 and continue to build reserves for resurfacing required in the future.
- Townhouses budget will be discussed with the Townhouse committee first and brought to the entire board after that review
- SVHOA: a motion passed to keep the fees and budget flat from 2011.
- Management contract: Lewis Tisher recused himself from the vote for personal reasons. A motion passed to extend Berkeley's contract for \$52,500 per year for the next 3 years.

**Nominating Committee:** There will be one vacancy on the board in 2012.

It was discussed that all board members encourage neighbors and fellow residents to consider running for the position.

The board agreed that it would be beneficial to have new condo representation on the board. To encourage condo owners to run the board offered to participate in an upcoming meeting of the condominium association to lobby for candidates.

There being no further business the meeting was adjourned at 8:56 PM