

SOUTHERN VILLAGE HOMEOWNERS ASSOCIATION
Minutes from Board of Directors Meeting
Wednesday, April 24, 2013
600 Market Street, 2nd Floor Conference Room

Board Members Present: Rainer Dammers (Chair)
 Mary Jo Coppola (Vice President)
 Phil Meyer (Treasurer)
 Bobby Mallik (Secretary)
 Lewis Tisher (Member-at-large)

Present for Berkley Property Management: Tony Smith

Guests: Sarah O'Brien (Market Street Association)
 Amy Drew (Southern Village resident)

With a quorum established the meeting was called to order at 6:34pm
The minutes of the February 8th Board meeting were approved.

Treasurer Report:

Finances are in good shape; dues collections for the year are in line with the budget; everything is in order and as expected; delinquency report has three liens (all filed) & one foreclosure undergoing; monthly financial reports are available for review on the SVHOA website; as we approach the 2nd half of 2013, some consideration should be given to financial priorities for the 2014 budget, which will start to be discussed this fall.

Townhomes:

Bids are underway for exterior painting of the townhomes.

Condos and Courtyards:

Nothing to report.

ARB Report:

Results of all applications are posted on the website.

Going Green Committee Report:

Updates are on the website, events are planned for the spring.

Going Green Committee Report (continued):

A town wide bicycle & pedestrian master plan is underway for discussion; construction is underway to connect existing trails; this work will involve closing of Culbreth Road for a short period of time this summer.

The town of Chapel Hill has implemented recycling cans on Market Street (or, Village Center).

Earth day was observed on 4/22.

Communication Committee Report:

Phil Meyer has been appointed to chair this committee; no new business to discuss currently; a mission statement is to be created.

Landscaping Committee Report:

Arlen Park landscaping was addressed & a long term plan discussed; the lack of irrigation was brought to the attention of the Board & a new sprinkler system discussed; the difference in horticulture on the north & south sides of the park was discussed; the addition of mulch was considered.

Motion discussed to ask both US Lawns & Ruppert Landscape for ideas to “touch up” Arlen Park; Berkley Property Management will investigate & provide the Board with findings at the July meeting.

The two main entrances to Southern Village were discussed; the entrance nearest the business district is not owned by SVHOA, rather it is owned by Market Street Association; feedback given to the Board about that entrance was shared with Sarah O’Brien, who was in attendance; it was agreed that any future questions on this entrance should be directed to Sarah; the Board re-affirmed it is pleased with the one entrance to Southern Village that it maintains, with no changes planned.

Other Business:

First, Southern Village Club wants to use Central Park soccer field; a motion was approved to follow the Rainbow Soccer model (charge \$15 per hour for use); Berkeley was instructed to draw up a contract.

Second, a request came in from a resident to add a sand volleyball court to Arlen Park; this request is under consideration but not high at this time.

Third, a request to improve the landscaping near Grayln Drive was considered; it is not a priority at this time.

Fourth, Highgrove & Brookgreen pond improvements were approved.

Fifth, Sarah O'Brien discussed new signage at the Market Street entrance to Southern Village; this will include displaying names of various businesses present at Market Street (Weaver Street, Lumina, etc.); for the summer events 2013.

Next, Sarah discussed the schedule for events on the Village Green; she & the Board agreed there is continuous positive feedback on these events; in particular how they contribute to the character of the neighborhood, increasing interest in moving to Southern Village & contributing to increasing property values & the general well-being of residents

Next, Sarah informed the HOA of a request by Town Council to town staff to evaluate the use of parking meters on Market Street; a motion passed for the HOA to draft a letter to town staff emphasizing the concerns raised by the MSA to the town; metered parking would put SV center businesses in a severe economic disadvantage compared to other shopping centers in town and the Wal-Mart in Chatham county which have free parking; there was a brief discussion on the plan by the town to charge for parking at the P&R lot likely to go into effect later in the year for awareness & possible implication on parking in neighborhood streets.

Sixth, Board approved the reserve study completed by Bruce Raymond; the bill for such (\$3500) will be paid by various entities of SVHOA (single-family homes, townhomes & alleyways).

Seventh, Amy Drew discussed the mailbox situation & cluster mailboxes in some of the narrower alleyways; she will work directly with the Post Office on her suggestions.

With all business complete the meeting was adjourned at 8:00pm.