

SOUTHERN VILLAGE HOMEOWNERS ASSOCIATION INC.
Minutes of Board Meeting Held October 22, 2013
Berkley Conference Room

Board Members Present: Rainer Dammers (Chair),
 Lewis Tisher (Member at large)
 Phillip Meyer (Treasurer)
 Bobby Mallik (Secretary)

Present For Berkley Management: Tony Smith

Guests: Sarah O'Brien from Bryan Properties
 Ben Perry from East West partners (Obey Creek Development)

With a quorum established the meeting was called to order at 6.31pm
The minutes of the July 23rd Board meeting were approved.

Sarah O'Brien discussed the 2014 requested proposal from the Market Street Association for funds to be allocated to various programs and events in Southern Village. The board will decide upon these requests at a future date but prior to year-end.

Ben Perry discussed an overview of the Obey Creek design plan and where things stood at this time. Updates to this project and artist renderings can be found on the Town of Chapel Hill website, specifically the link below:

<http://www.townofchapelhill.org/index.aspx?page=2212>

Treasurer Report:

Finances are in good shape and financials are on schedule.

Current standing is on track, town home painting has come in higher than expected but this will not impact dues. However, three of the four townhome groups are requesting an unrelated dues increase in anticipation of eventual roof replacement.

The recent influx of trees requiring attention appears, following evaluation by an arborist, to be due to disease processes and aging and is also requiring more funds than anticipated. A small increase in annual dues for single-family homes is recommended.

The association has completed foreclosure proceedings on a property whose dues were in arrears and will recover the lost revenue.

Dues:

The board approved the following dues increases:

Class 3 and single-family homes:	\$15 annual increase
Homes associated with an alleyway:	\$5 annual increase
Courtyard Homes:	no change in dues
Highgrove Townhome:	\$15 increase per home per month
TH1:	\$10 increase per month
TH2:	no change in dues
Westend TH:	\$15 increase per month

No increases in Apartments and Sub Associations

Townhomes:

Painting project will be completed in November; no issues to report

ARB:

ARB is meeting monthly and approvals are being posted on the website

Going Green:

Nothing to report

Communications:

A Mission statement as drafted by the committee was approved.

Other business:

2014 budgets were discussed but not acted upon by the board. Rainer and Phil will meet to finalize the budgets and bring forward to a future meeting for approval; note, vote may be electronic if all Board members can agree.

SVMA Explanation (Southern Village master association)

The SVMA no longer exists, being disbanded several years ago. During its' existence, all parts of Southern Village (Single family homes, Townhomes, Condos etc.etc.) were represented. It was decided however to turn over all authority to the SVHOA Board of Directors to conduct all business on behalf of SVMA. There is no plan to re-form the SVMA

Arlen Park: Budget for this will be discussed at a future board meeting.

Market Street Parking Meters: As yet no plan for this. It has been noted that people have been parking on streets around the market square since the Park and Ride Lot has been charging to park. Individual streets will be responsible for “policing” of this and possible street permits through the Town of Chapel Hill. No action required of SVHOA

SV Hotel Update: Sarah O’Brien discussed the hotel and pending issues.

ADJOURN at 8.11pm