

**Southern Village Homeowners Association
Board of Directors Meeting
600 Market St
Meeting Minutes October 21, 2014**

Board of Directors: Rainer Dammers, President
Cindy James Vice President
Phil Meyer, Treasurer
Bobby Mallik, Secretary
Arun Kilara, Member at large

Others: Tony Smith, Berkeley Property Management
Michelle Johnson, Berkley Property Management
Bryan Lowrance, Bartlett Tree Experts

Quorum

With quorum established the October meeting began at 6.32pm.

Open Comments

No open comments were brought to attention.

July 15th Board of Directors Minutes

The minutes of the July 15 Board of Directors meeting were approved as submitted.

Bartlett Tree Inventory

Mr Lowrance spoke with regard to the inventory of trees in SV conducted by his company. It appears that the major effort is going to be in pruning and removal of dead branches.

9 trees are recommended for removal.

Scale insects appear to be a problem along with caterpillars on a significant number of trees

Pruning efforts were discussed.

The board approved getting bids from 3 companies for the work that was advised and once received the company will be decided upon to carry out all anticipated work over a course of time.

Treasurer's Report

Mr. Meyer's report is as follows: There is a strong reserve fund available spending is on budget currently with a small operating surplus available.

As of the end of August, the association had a strong reserve, \$146,000, which is the equivalent of about 80 per cent of a year's expenses. Spending is close to budget, with the exception of tree maintenance where \$29,334 was budgeted for the year thus far, but only \$3,650 was spent. Part of this is seasonal variance, but it is mostly due to delay in getting our new tree maintenance system up and running.

Across all categories, the association is running a smaller surplus, about \$12,300.

Townhome Committee Report

Roofing issues for TH1, Roof leaks are not currently an issue but are being addressed.

Roof work was hired to evaluate and concluded that roofs for TH1 need to be replaced.

Possibility exists to raise dues to accommodate for these repairs.

TH2 assessment was completed also and these roofs were in good condition with no repairs necessary.

West End town homes were evaluated also and roofs found to be in good shape, there are some drainage issues that are currently being addressed.

ARB Report

ARB continues to meet monthly and updates and approvals are posted on the web.

New guidelines will be posted shortly.

Communications Committee Report

Mr Meyer discussed the proposal to post volunteer activities. Guidelines were written and are currently with the Board President for review.

A national magazine company has advised they would be willing to have a monthly neighborhood news publication the first of which will be published 11/2014.

Website revisions were discussed and are under construction.

Monthly updates from the Communications Committee via the list serve continue to be posted.

Other Business

ARB Guidelines:

New Guidelines were reviewed

It has been decided that members from the ARB will be invited to discuss the proposed changes to existing guidelines with members from the board to hopefully arrive at a favorable outcome for a final guideline document.

Budget:

Once the estimates for tree work have been acquired, the board will convene to specifically address the budget.

Next Meeting

The next Board of Directors is set for 1/13/2015 @ 6.30pm

Adjourn

The meeting adjourned at 8.15pm