

Southern Village HOA
Board of Directors
101 Market St., 1st Floor Meeting Room
Tuesday, July 21, 2015 at 6:30 pm

Board of Directors Present: Arun Kilara, Phil Meyer, Annette Fischer, Susana Dancy
SVHOA Attorney: Hope Carmichael
Berkeley Property Management: Tony Smith
Guests: Paul Rowe, Barbara Hummel, Bob Murden, Kim Hanlon, Lee Caplan

There being a quorum established, the meeting was called to order at 6:30 p.m.

Prior Board Meetings minutes were approved.

Open Comments

Mr. Rowe & Ms. Hummel asked the Board to lower all condos dues in 2016 to \$0. Ms. Carmichael informed the Board that dues must be collected per the association documents, as an example the Board must assess & collect from each condo owner at least \$50 per door per year. The association documents do not allow \$0. At present the 2015 dues for condos are \$75 per door per year. At that point, Mr. Rowe & Ms. Hummel asked the Board to consider setting the 2016 dues at no more than \$50 per door per year. The Board said they would take such under consideration when they started work on the 2016 budget.

REPORTS

ARB: Monthly updates are posted on the website

Treasurer: Mr. Meyer reported the HOA finances were in good order for the 1st six months of the year; he sees no issues at this point; he did not that street trees expenses will be well over budget but should not be greater than the amount the Board approved at its last meeting.

Townhomes: Nothing new to report

Courtyard Homes: Nothing new to report

Condos: Nothing new to report

Tree Committee: Mr. Murden provided a detailed explanation of the street tree work & in particular the approach for removal of dead trees by the town and replacement of trees by HOA. The town notified the property owner on Hillspring Lane hat the town would not be responsible

for damage caused by any trees planted at that location. The Board thanks Mr. Murden & his committee for their hard work & suggested future updates could be done via e-mail reporting.

Communications: Ms. Dancy report on progress the committee is making on ideas to improve communication with Southern Village residents. She will share here ideas more formally with the Board via e-mail, with potential action taking place at the next meeting.

OTHER BUSINESS

2016 Budget, Mr. Meyer will start work on the budget & will share with the Board in the fall

Condo Dues & Voting Rights, the Board tabled the discussion of 2016 dues for the condo owners until the next meeting, as all want to have a detailed view of the next budget before making any decisions. Additionally, the Board, with help from Ms. Carmichael discussed at length the setup of SVMA, SVHOA & Condos voting. It was decided the Board would work very hard to include 1 condo owner as part of the Board membership going forward. That way, the Board would have condo representation. Some ideas were discussed on how to make that happen prior to the next Board meeting, as there is one open position on the Board (as Cindy James resigned her position recently).

There being no other business, the meeting was adjourned at 9pm.