

Southern Village HOA
Board of Directors
101 Market St., 1st Floor Meeting Room
Tuesday, October 20, 2015 at 6:30 pm

Board of Directors Present: Arun Kilara, Phil Meyer, Susana Dancy, Annette Fischer
Berkeley Property Management: Tony Smith
Guests: Sarah O'Bryan (Market St Association), Dennis Carmody (Secretary of 500 Market Street HOA), Jeff Spear, Nancy Jenkins

With Quorum established, the Board Meeting was called to order at 6:30 pm.

ANNOUNCEMENTS

Arun discussed possible changes in the SV business district reported to him by DR Bryan of Bryan Properties, which included:

- An addition to the Weaver Street Market space, which would enclose the existing patio area and wrap the eating area around the corner to Kildaire Rd side of the Market Street building. No drawings of the changes were available.
- An addition to the rear of the 400 Market Street building.
- Evaluating options for permanent housing the upgraded film projectors for outdoor movies.
- Possibility of adding parkour improvements to Southern Community Park, with possible request for SVHOA financial participation in improvements.
- Possible container bar on outdoor patio by Town Hall Grill (410 Market Street)

Sarah submitted a budget for Market Street activities, requesting joint budget.

REPORTS

Treasurer, Phil: The association continues to pay bills with no apparent shortfalls; the largest variable in the budget is the street tree expenditures, which will continue to be monitored.

Street Tree Committee, Arun: The street tree committee has been dissolved and that the management company and executive committee will assume the responsibilities of the street tree committee. Arun reported writing a letter of thanks to the street tree committee for their service.

Townhome Committee, Phil: Listserves had been established for better communication with townhouse owners and residents.

Courtyard Homes: Nothing to report

Condos: Nothing to report

Nominating Committee, Phil: Two seats will be open on the Board of Directors and that the nominating committee will seek candidates for the next election.

Communications Committee, Susana: In order to establish a reliable list serve for Southern Village residents and owners, the Communications Committee recommends the Board of Directors engage a direct mail firm to contact property owners via U.S. Mail. This direct mail piece offers an opportunity to survey property owners about their level of satisfaction with the level of service by the homeowners association and possible areas for improvement. Alternately, the direct mail piece could solicit only basic contact information from homeowners. Susana will get additional details regarding a survey and propose a plan of action.

NEW BUSINESS

Board Vacancy: Arun introduced Dennis Carmody to the board and suggested the board consider appointing him to the vacant Board of Directors seat. Susana moved that Dennis be appointed to the vacant seat; Annette seconded the motion, which carried unanimously.

2016 Budget: Phil presented the proposed budget for 2016, which maintained the previous dues levels for detached dwellings, townhomes and condominiums. Tony reminded the board of a request by a condominium owner to reduce the condo assessment to the minimum allowed. After some discussion, the board decided to leave the condominium assessment at \$75 per residence, as recommended by the Treasurer. Susana moved that the budget be approved as presented. Annette seconded the motion, which carried unanimously.

Reserve Study: Tony recommended the board authorize an update of the 2012 reserve study for townhomes, using the previous vendor. Phil moved, Dennis seconded. All voted in favor.

2016 Annual Meeting Date: The annual meeting for SVHOA will be held on Tuesday, February 16, 2016 at Christ Church's Ascension Hall.

There being no other business for the board to consider, Phil motioned that the meeting be adjourned. Arun seconded the motion.