

SVHOA Board of Directors Meeting Minutes

Friday, May 16, 2025, 3:00 PM, via Zoom

Present:

Kevin Kelly, President

Rana Singh, Vice President

Kim Van Horn, ARB Liaison

Suzanne Lyman, Secretary/Treasurer

Michelle Johnson, Property Manager

The meeting was called to order at 3:05 PM

Agenda: A quorum was met and the agenda was approved unanimously.

Open Comments:

- Appeal of ARB decision to deny the patio addition at 807 Edgewater: The owner was unable to attend the meeting to appeal the decision, however she submitted a letter to the board. This will be taken up in executive session at the end of the board meeting.

2025 SV Homeowner Survey Results:

- Suzanne prepared a document which highlighted some of the concerns expressed by homeowners in the survey. The Board discussed all of these concerns during the meeting, and decided to post this document separately on the southernvillage.org website, therefore it will not be included in these minutes of the meeting.

Treasurer's Report:

- Suzanne reported that our bookkeeper is in the process of transferring funds for Townhome I, Townhome II and Highgrove from the HOA operating account to their new respective checking accounts. The Board decided previously this was the best way to keep track of the funds separately. Suzanne noted that formal letters were required by Appfolio from the bank to permit payments from these checking accounts.

Suzanne also shared her concern about the low level of cash the HOA has in its operating account. She noted that we will most likely be in the negative numbers by the end of the year. She pointed out that we ended the 2024 year with a negative balance of minus \$47,061 (YTD actual) and this was not taken into account

when preparing the budget for 2025. As a result, the 2026 budget will have a line inserted at the top of the spreadsheet that will indicate the beginning balance for the year, whether it is negative or positive.

Suzanne stated that she will take a close look at the current numbers for the HOA operating account and report on the finances in more detail at the next board meeting in September, as she believes we may have funds that are not accounted for in the current spreadsheets.

ARB Report:

- Kim reported on the ARB's efforts to update the ARB guidelines to allow more updated/modern design options for fences, garage doors, etc. She noted the color palette options will stay the same, and some procedural tips and changes will be included in the updated guidelines as well, to clarify and streamline applications.

Kim also spoke to the current ARB's priority of limiting the amount of paving, building new structures and other impervious surface additions to each homeowner's yards. The current ARB plans to emphasize semi-impervious options.

The ARB expects to submit the updates to the Board for consideration in 4Q 2025, and Kim plans to write an article for the neighborhood magazine once they are approved, to better alert neighbors to the new changes.

Pond Aerator Proposal:

- The proposal for two solar-powered aerators for the two SV ponds that do not currently have them totalled \$15,138. Suzanne stated that this was not budgeted for in this fiscal year; she will try to incorporate it into the 2026 budget, however, due to the need for expensive, already scheduled Pond 2 (Brookgreen) repairs in 2026, which are needed to be in compliance with the Town of Chapel Hill agreement, this may not be feasible, and may need to be pushed out to 2027. The Board agreed this was a worthwhile expenditure for the health of the ponds and the wildlife that enjoys them, and would be funded as soon as money could be found in the budget.

Townhome II Trim Project Proposals:

- The board reviewed two proposals for the trim repair, caulking and painting work needed on the townhomes and garages: one from CTI and one from JcNjC.

CTI broke out replacing the rotting trim with PVC as a separate line item for \$16,720 and the caulking and painting for \$50,050. CTI would also first chem-wash, in order to better identify rotting material that needs replacement.

JcNjC quoted painting only for \$55,212 and stated that any trim replacement would be charged in addition to the quote (and they did not specify PVC replacement). This leaves their bid open-ended.

Suzanne noted both proposals were below the budgeted amount. The board decided unanimously to accept the CTI proposal.

Clean up of Area Behind 118 Westgreen Proposal:

- Homeowners brought this area bordered by two alleys to the attention of the Board due to concerns over fallen dead tree limbs, and the possibility of more dead branches falling off of trees. Since a small playground was installed in the center of the area, there is a real concern for the safety of the children that are often in the area.

The Board considered bids from two different tree services for the work, but Kevin noted that the playground equipment was unsanctioned by the SV ARB, and purchased and erected by unknown persons outside of any oversight by the HOA. SVHOA policy is to leave areas like this in a natural state.

The Board determined the HOA could not afford to fund any upkeep to this area at this time, and since the quality and condition of the play equipment and its construction is unknown, and there is a clear and present danger of further tree limbs falling, the Board decided it was best practice to have the unsanctioned play equipment removed. This will discourage children from the area, and therefore both protect them and limit SVHOA liability.

The meeting was adjourned at 4:40 PM.