

SOUTHERN VILLAGE HOMEOWNER ASSOCIATION, INC

Minutes of Board of Directors Meeting: October 21, 2004

Directors Present: Tom Hanlon, Joe Cole, Nancy Morton, David McEntee, Ed Flowers
Others Present: John Lawton (HRW); Eniko Nagy (HRW); Scott Nilson (Parks & Recreation Committee); Paul Mraz (Parks & Recreation Committee)

Preliminary Matters :

-With all Directors present, the meeting was called to order at approximately 7:25 P.M.

First Order of Business: Update on Parks & Recreation by Mr. Mraz

Long Term Progress:

-Darryl Gross has posted pertinent information on parks on the official Southern Village website, including a history of improvements to date and anticipated improvements.
-Improvements on Central Park are proceeding nicely. The appearance of the park has improved. The construction fences have been taken down, the area has been cleaned-up & shrubs have been transplanted

Anticipated Near Term Improvements

-Eco-Scapes wishes to plant 10 trees, "October Glory" Maples
-11/13/04 is volunteer day, will focus on improvements to Arlen Park, though volunteers will hold off on such major improvements as lighting & cemetery repair. Greenway markers will also be installed.
-An RFP for grounds maintenance has been submitted for bid to 9 companies
-The Board discussed a "Capital Improvement Plan" handout presented by Mr. Mraz. Long term needs, or "new capital" was contrasted against items already budgeted. The discussion focused on the financial realities of the Association, and the Board reached general agreement to hold off on any further expenditures until a more realistic picture of the overall budget emerged.

Second Order of Business: Townhome Update

-Ms. Morton reported that the committee had been focusing on the financials of the various townhomes. She reported that Townhomes 1 required painting but funds were limited; that Highgrove Townhomes, Townhomes 2 and Westgreen were generally in good shape. The various townhome groups were working on submitting a plan, including overall financial needs, by 11/20/04.

Third Order of Business: President's Report

-Mr. Hanlon reported that all the required sponsorship money for the Southern Village 5K run to be held in December, 2004 had been raised and that things were looking good for the race.
-Mr. Hanlon further reported that he had no real news on the police substation

Fourth Order of Business: ARB Guidelines

-Mr. Cole indicated that the guidelines were finished and asked for guidance on how the ARB should deal with particularly thorny issues such as satellite dishes, political signs and the like. Mr. Hanlon indicated that the ARB should be allowed significant discretion in tackling these issues.

-Mr. Hanlon moves to accept guidelines in their present form and to circulate the guidelines to the membership via the website and the Front Porch

-Second by Ms. Morton

-Unanimously approved by the Board

Fifth Item of Business: 5K Run

As indicated in the President's report, Mr. Hanlon indicated that the sponsorship situation was looking very good, including a number of "Blue Ribbon" sponsors. The Market Street Association had agreed to help organize the race. Registration form and the route of the race could be found on the neighborhood website. Discussion was held on how to best promote the race, including making contacts with Scroggs Elementary, the Chapel Hill herald, and various magazines.

-Mr. Hanlon reported that the race would require some 60-80 volunteers and requested Board members to e-mail potential runners or volunteers.

Sixth Item of Business: Luminaries

-The date for the lighting of the luminaries has been set for 12/18/04. The luminaries, under Lisa Plourde and Trish Nolan's guidance proved to be successful last year and there is no reason to believe that it will not be successful this year.

Motion by Mr. Hanlon for the Board to approve funds not to exceed \$400.00 to fund the mailing of donation requests

Seconded by Mr. McIntee

Unanimously approved by Board

Seventh Item of Business: Financials

-Mr. McEntee and Mr. Hanlon discussed the need for a Board policy wherein all Association expenditures exceeding \$500.00 would require invoice review by the President and the Treasurer

Motion by Mr. Cole that all expenditures over \$500.00 require the signature of the President and the Treasurer

Seconded by Ms. Morton

Approved with one dissenting vote

Another motion was made by Mr. Hanlon to direct HRW to buy a fidelity bond in light

of the new policy on expenditures over \$500.00

Seconded by Mr. Cole

Unanimously approve

-The Board discussed developing a procedure for issuing a summary financial status of the Association on the neighborhood website. Such issues as confidentiality and possible unauthorized commercial use of this information were discussed.

Motion by Ms. Morton to include summary of financial statement on website

Seconded by Mr. Cole

Unanimously approved by Board with 1 abstention.

-Mr. McEntee discussed the financial situation. He stated that he had been utilizing the July financials as a baseline in bringing all the financials up-to-date.

-Mr. McEntee also discussed in general terms developing a 2005 budget. He asked the Board to consider the financial trend of the Association and to begin making decisions on the 2005 budget immediately.

Final Item of Business: Minutes from September 1, 2004 Meeting

-The minutes were reviewed by the Board and unanimously approved

Meeting was adjourned at approximately 9:50 P.M.

