

SOUTHERN VILLAGE HOMEOWNER ASSOCIATION, INC.

Minutes of Meeting Held April 13, 2005

Present: Board Members -- Tom Hanlon, David McEntee, Ed Flowers, Tony Smith
Parks and Recreations – Paul Mraz
Townhomes Committee – Marian Yeates
ARB Committee – Joe Cole
John Lawton and Eniko Nagy (HRW)
Also present: Mel Jones (proposed Communication Committee); Jeremy
(proposed ARB Committee)

With a Quorum established, the meeting was called to Order at 7:00 P.M.

First Order of Business:

-The minutes of the February 9, 2005 Board meeting were discussed. Appropriate corrections were made and the minutes were approved by the Directors, with Mr. Smith and Mr. Flowers abstaining

Second Order of Business – Election of Officers

- Mr. Hanlon nominated the following Board members as Association officers:
 - Ms. Morton (Vice President)
 - Mr. Flowers (Secretary)
 - Mr. McEntee (Treasurer)
- Mr. Smith seconded the nominations; approved unanimously with the respective officers abstaining on their individual appointments
- Mr. McEntee nominated Mr. Hanlon to serve as Board President
 - Seconded by Mr. Smith
 - Approved unanimously with Mr. Hanlon abstaining

Third Order of Business – Financials

- Mr. Hanlon pointed out that certain discrepancies in the budget could be attributed to budgeted v. actual income. Mr. McEntee noted that other discrepancies could be explained due to rounding
- Mr. Hanlon noted that the Association's delinquency rate stood at approximately \$20,000. Mr. Lawton stated that the highest delinquencies were also in the Association's attorney's hands and the amounts were secured by liens.
- Mr. Hanlon, Mr. McEntee, Mr. Smith and Mr. Flowers briefly discussed the need for an improved collections policy. All agreed that further discussion should be tabled until the next Board meeting
- Mr. Hanlon reported on the progress of collecting Sub-Association assessments. 2 of the Sub-Associations have paid. Mr. Hanlon noted that the need for fairness and uniformity which is presently lacking in the sub-Association assessment scheme. This is an issue that requires further work

Fourth Order of Business – Public Comment

- Mr. Hanlon noted the Board's decision to allow public comment 30 minutes prior to the Board meeting. Six slots will be available with a 5 minute limit.
- Mr. Harry Vencker of 126 Tharrington Drive spoke before the Board and noted the need for better enforcement of landscaping requirements

Fifth Order of Business – Townhome Committee

- Ms. Yeates discussed the painting procedure in place with regard to the work being performed by Performance Painting noting that Performance required 25% of the bid price up front, with two incremental 25% installments and a final 25% due at completion
- Ms. Yeates noted that painting had been completed at Townhomes 2 and Highgrove but that additional bids would be required for touch-up painting due to previous un-workmanlike painting by another contractor
- Ms. Yeates stated that the ultimate goal was to get all the townhomes up to par
- The Board discussed the proposed painting and lattice work for Townhomes 1
 - The Bid is \$20,000 and the TH1 has \$15,000 in reserves
 - Townhomes 1 has requested that Board approve this bid notwithstanding shortfall
 - Mr. McEntee noted that despite the shortfall, dues and expenditures were starting align it was reasonable to project that even with the painting bid, TH1 would not have a deficit at year's end. Thus, it should be OK to fund shortfall through reserve expenditures.
- Mr. Hanlon moves that the Board approve the Townhome Committee's request to approve bid for Performance Painting
 - Seconded by Mr. McEntee
 - Unanimously approved

- The Board then discussed painting issues at Westend Townhomes
 - Problem – Low dues, high expenditures, even with a 15% increase in dues there will be significant shortfall with which to fund painting
 - The deficit is fairly extensive – as such, should the Board agree to “float” the deficit or consider a special assessment.
 - Mr. Hanlon noted the importance of performing the work property, include the more expensive multi-color painting
 - All agreed that a loan to fund the project was not an option and the townhome group needed to present a viable proposal

- Ms. Yeates discussed the need for an “icon” that could be placed in the yards of townhome owners to let landscapers know not to perform yard maintenance. The townhomes have agreed to do a direct mailing to come up with such an icon.

Sixth Order of Business – Architectural Feedback Committee

- Mr. provided an overview of the Committee which came about as a

consequence of perceived discontent with the new ARB guidelines. He noted that that he anticipated that 7 months would be needed to achieve the committee's goal.

- Mr. Flowers noted that the Committee's charter required clarification to reflect that the present ARB was still functioning

- Mr. Smith noted the Committee was a good idea and would help clarify the goals of the ARB and its role.

- Mr. Hanlon stated that the objective of the Committee was to improve the process with respect to issues facing the ARB.

- A long discussion was held wherein various individuals present gave their opinion on the procedures that the committee should follow and the ultimate objective of the committee. The following was finally decided:

 - Appropriate changes would be made to the Charter

 - Mr. ____ will be the head of the Committee

Seventh Order of Business – Election Process

- Discussion was tabled until the next Board meeting

Eight Order of Business – Parks and Recreation

- Mr. Mraz reported on the athletic field, noting some minor problems encountered, which included: 1) grass was slow in growing; 2) some problems with the roots of the grass; 3) some garbage around the backstop; 4) some usage problems, i.e. soccer v. bases

- Mr. Mraz also reported that the Annual Park day would likely be held in June rather than May

- He presented an activity plan showing the accomplishments of the Committee

- Mr. Mraz noted that Mr. Redfern should be recognized for his efforts for the park on Overlake Drive

- Mr. Mraz presented a list of upcoming projects, some to be funded by the Capital Budget and others that will need to be expensed.

 - Mr. McEntee noted that the Parks and Recreation Committee was not yet at the \$30,000 budget cap, so a fair bit of discretion existed with regard to Capital expenditures

 - In certain areas, under budget, i.e. on mulch

 - Budget is generally in good shape

 - Mr. Hanlon noted that the budget may need to be re-allocated/tweaked as the year goes along

- Mr. Smith asked if the soccer goals were being replaced and Mr. Mraz noted that they were not, though he was open to the idea of obtaining smaller goals

- Mr. McEntee moved that the Board approve the expenditure of \$9,500.00 of capital expenses and additional \$1,350 in operating expenses for ongoing Parks and Recreation Committee expenditures

 - Seconded by Mr. Hanlon

 - Approved unanimously

Ninth Order of Business – Communications Committee

- Background provided by Mr. Hanlon – need for improved communication between residents, coordination of communication, Mr. Jones has volunteered to create a permanent committee
- Mr. Jones provided a brief overview of what he hoped the Committee would accomplish
- Mr. Smith moves to approve the charter for the Southern Village Communications Committee as amended
 - Seconded by Mr. McEntee
 - Unanimously approved

Tenth Order of Business – Architectural Review Committee

- Mr. Cole provided a report on the letters sent regarding architectural violations. He noted that 10 letters were sent in March, mostly for fence violations
- Ms. Nagy noted that 50 open violations existed
- Mr. Hanlon noted the usefulness of the reports and suggested a similar report at every Board meeting.
- Mr. Cole asked that clear lines of authority be drawn with regard to the ARB. A long discussion was held as to the role of the ARB in relationship to the Board
- Mr. Flowers presented a draft enforcement policy. The policy was discussed a length and subject to editorial revisions.
- Mr. Cole asked that the Board consider increased the number of members of the ARB from 5 to 7.
 - Mr. Cole nominated Ms. Cole to the ARB and her nomination was unanimously approved by the Board

Prior to adjourning the meeting, the Board as a whole noted its appreciation for Christ Church for providing a meeting place for the Association's business

The Meeting was adjourned at 11:52 P.M.