

**SOUTHERN VILLAGE HOMEOWNERS ASSOCIATION, INC.**

Minutes of Board Meeting Held October 18, 2006  
in the Library, Christ United Methodist Church

Present: Board Members Nancy Morton (chair), Tony Smith, Tom Hanlon , Bob  
Callanan, Jeremy Purbrick (secretary)  
ARB Bill Riggs  
HRW Eniko Nagy  
Townhome Comm. Karen Castello

With a quorum established, the meeting was called to order at 7:02 PM.

There were six speakers and two guests for open commentary from the community. Emily Martine, Erin Furr, Greg Melville, Christie Osborne and David Hubacher spoke on Rainbow Soccer. Karen Costello spoke on Architectural Review.

The minutes of the September 6 Board meeting, September 15 Special meeting and September 22 Special meeting were approved as corrected.

**1. ARB Report**

Mr. Riggs reported that four of five September submissions were approved, and all four October submissions were approved.

**2. Communications Report**

Mr. Hanlon reported that administrative problems prevented the mass email regarding the Bylaws from being sent. It was decided that the next newsletter be produced in December, as part of the 2007 AGM mailing.

**3. Treasurer's Report**

Mr. Smith reported that the financials are in order and posted on the website.

**4. Manager's Report (copy attached)**

Landscaping: Mr. Smith proposed that, "the Ecoscapes landscaping contract be renewed for 2007 with an effective 4% increase from the 2006 price". After debate the motion carried.

Ponds: The two proposals for pond maintenance were discussed and Mr. Purbrick was directed to recommend an action at the next meeting, based on a more detailed review of the services being offered by the two vendors. Ms. Nagy was directed to forward Foster Lake's monthly site management report to Board members.

Management: Mr. Smith is to work with HRW to find a mutually agreeable compromise in management services and fees for 2007.

Rainbow soccer: Ms. Morton proposed that, "Rainbow soccer be exempted from the obligation to remove the large goals after each practice". After debate the motion was adopted.

Swimming: Mr. Purbrick proposed that, "since the Association's legal and insurance advisors say it is unnecessary, the Board not post *No Swimming* signs around the ponds". After debate the motion was adopted.

Trees: Mr. Hanlon proposed that, "Bartlett Tree Experts be engaged to carry out the maintenance work specified in the first three line items of its 10/13/06 quotation". After debate the motion was adopted. Mr. Purbrick was directed to work with Bartlett on recommendations for tree maintenance in 2007.

Arlen Park: Ms. Nagy was instructed to obtain a recommendation for landscaping the remaining two edges of Arlen Park to control erosion.

#### **5. 2007 Budget**

Mr. Smith presented a fourth draft of next year's budget. The main discussion points concerned fee levels and reserve requirements. Mr. Smith is to produce a fifth draft for the December meeting.

#### **6. Nominating Committee**

Mr. Smith reported that the committee had approached 24 potential candidates for the open Board positions, 8 of whom expressed some interest in the concept.

#### **7. Bylaws**

Mr. Purbrick proposed that, "the deadline for member comment on the proposed Bylaw changes be extended to December 7, 2006". After debate the motion was adopted. Discussion of member comments was deferred to the December 13 Board meeting.

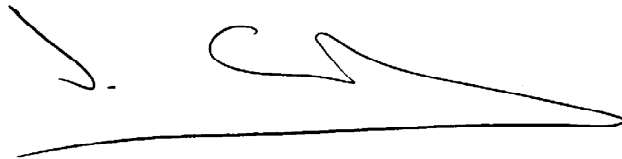
#### **8. Architectural Review Guidelines and Good Neighbor Policy**

Mr. Hanlon proposed that, "consideration of this topic be deferred to the December 13 meeting and that Board members meet informally to discuss this issue in-depth prior to that meeting". The motion was adopted and Mr. Purbrick was charged with finding a mutually convenient date for this purpose.

#### **9. Rainbow Soccer**

Mr. Hanlon proposed that "the Association make the field available to Rainbow Soccer in Spring 2007 on terms similar to the current contract". After discussion, the motion carried.

The meeting was adjourned at 10:25 PM.

A handwritten signature in black ink, appearing to read 'J. Purbrick', written over a horizontal line.

Jeremy Purbrick, Secretary

# SOUTHERN VILLAGE HOMEOWNERS ASSOCIATION, INC.

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c/o HRW, inc.  
3815 Barrett Drive Raleigh, NC 27609  
919-783-9530 or 783-9534 Fax

## Board meeting: October 18, 2006

**TO: Board of Directors**  
**FROM: Eniko Nagy**  
**DATE: October 13, 2006**  
**RE: Manager's Report**

### Enclosures

September 2006 Financials

Contracts: Landscape, Pond, Management

Homeowner forum: 7:00 – 7:05 Gregg Melville  
7:05 – 7:10 Erin Furr  
7:10 – 7:15 Emily Martine

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### Contact Renewals

For 2007, the following are the contracts and terms for Southern Village:

- Landscape - Trugreen - For townhomes, the contract was signed for 3 years, until 2007
- Landscape - Ecoscapes - For the common area, the contract assumes a 5% increase (enclosed)
- Pond maintenance - Foster lakes - The contract assumes no increase for 2007, and a 2% increase for 2008 and 2% again for 2009. (enclosed)
- Management - HRW - The contact assumes a 5% increase for the single family homes, and a 7% increase for the Townhomes (enclosed)

### Rainbow Soccer

Rainbow is requesting an amendment to the existing contract. Specifically, they would like to be exempted from the obligation of having to remove the large goals after each practice. Enclosed, please find the existing contract as well as the request.

### Pond Swimming

It was brought to our attention that there were children seen swimming in the ponds in Southern Village.

The insurance company advised that the liability insurance Southern Village has extends to the ponds, and therefore the association is not required to install "No swimming" signs.

### Bench Cleaning

A work order has been issued to clean all benches throughout Southern Village.

### Basketball Court

I spoke with Americourt (the company who worked on the basketball court last year) about the dip at the right hand side of the court. This is not covered under their warranty, since it is a drainage issue. We are trying to coordinate a meeting with an Americourt rep and the landscaper, to come up with a solution to fix the drainage issue from the hill from the parking lot, as that seems to be the reason that the court is sinking. Anericourt has indicated that they are tied up until the end of October, so scheduling such a meeting has not yet been successful.

**Tree maintenance**

I have asked Bartlett Tree Experts to make an assessment of the trees in the common areas, and give a recommendation and a plan for how we should plan to maintain the trees in the future. Bartlett did look at the trees, and talked to Tony about their findings.

**TH painting touch up and TH2 painting 2007**

Karen Castello has a meeting scheduled with Carl from Performance to walk the buildings and identify areas that need to be touched up after the paintings that occurred after 2004.

In addition, I am expecting four more bids for painting the three TH2 buildings. We sent out the bids well in advance, but I have not received any bids back as of today. One painter indicated that he will have a bid by Monday.

**Playground Equipment**

I spoke with five companies trying to get bids to replace the existing equipment at Highgrove park and Edgewater park. I am enclosing the bids we received.