

**SOUTHERN VILLAGE HOMEOWNERS ASSOCIATION, INC.**  
**Minutes of Board Meeting Held March 14, 2007**  
**In the Library, Christ United Methodist Church**

Present: Board Members Tony Smith (chair), Bob Callanan, Jeremy Purbrick, Dick  
Lowe, secretary  
Absent: Board Member Bill Riggs  
HRW Eniko Nagy, Debbie Edson

With a quorum established, the meeting was called to order at 7:00 PM.

There were four speakers from the membership for open commentary. Karl Bauman spoke on concerns with safety, parking on streets, speeding, running stop signs, etc. Discussion followed with recognition that HOA authority was limited and these concerns could be best addressed by communication with police and with members/residents as to education and awareness. Ray Farkouh, Erin Furr and Lisa Carmichael spoke on park and playground proposals

The minutes of the February 5, 2007 Board meeting were approved.

With advisory committees for Highgrove, Edgewater and Market Park playgrounds/parks present, the order of business was changed by the chair for presentations, proposals, discussion and action. Ray Farkouh and others for Market Park, Melinda Abrams, Beth Monsour, Lanette Melville, and Erin Furr for Highgrove Park and Carol Sistachs, Kathy O'Loughlin, Lisa Carmichael, Susie Nargi and Steve McMahon for Edgewater Park presented three separate, detailed written proposals for each park/playground as the products of their extensive advisory work. The Board expressed gratitude to all who participated in the in depth work and for the succinct proposals.

After extended discussion and pursuant to four separate motions (two by Jeremy Purbrick and two by Tony Smith) the Board unanimously approved expenditures of up to \$15,498 for Highgrove Park, \$15,498 for Edgewater Park, \$11,225 for Market Park and \$3,490 for mulch to be shared among the projects to fund all the enhancements presented with the understanding the advisory committees would seek volunteers to provide some of the grunt work, spreading sand, etc. to lower the costs and with the proviso that final cost would be left in discretion of advisory committees and approved by HOA president, Tony Smith. The Board recognized all to be good, constructive proposals – very visible and good use of association funds and enhancement to homeowner and community values. The committees were asked to publicize by newsletters and other means the planned projects.

**1. Treasurer's Report:** Bob Callanan reported the January, 2007 financials were in order and ready for posting on the website.

**2. Townhomes Report:** Dick Lowe reported on the need to move forward with a painting/wood trim repair project in Townhomes II with the Board in agreement that

SVTC should make a recommendation to the Board for contracting - reported on a landscape enhancement for Highgrove Townhomes to deal with diseased shrubs with a recommendation forthcoming - reported ongoing confusion/complaints from townhome owners about paint/wood trim repairs in the interim of scheduled maintenance projects for full sections of homes. The Board reviewed applicable Covenants/SVTC townhome policies and after discussion decided they are controlling, meaning the periodic maintenance is the responsibility of and scheduled by the Association and any interim needs are in the discretion of and responsibility of the individual owners.

**3. ARB Report:** (attached) Over the past four months there have been eight applications and eight approvals.

**4. Manager's Report:** (attached) Board action taken pursuant to report was to approve pursuit of Master Association sub-associations assessments for common area maintenance - postpone for now Ecoscapes mulch proposal for common areas - approve Rainbow Soccer's use of field with proper contract/insurance verification arrangements - send letters to Courtyard owners to assess for a \$441 shortfall in maintenance costs and for this amount be cleared.

**5. Trees, Ponds & Parks Report:** (attached) Pursuant to report, Board action was taken on motion of Jeremy Purbrick to accept EcoLogic's updated proposal letter of 3/1/07 revising the price for expanded soil-level treatment by the amount of \$39.75 per tree for a total of \$59.75 per tree (including \$20 for pruning) to properly treat trees in streetscape. Action approved included the need to publicize to owners through the web, flyers, etc. the purpose and extent of this project and educate/encourage owners to refrain from over mulching trees in the streetscape due to the damage it can cause to them.

**6. Other Business:** In other business discussed, the Board decided – to postpone action on a proposed Good Neighbor Guide until May meeting – that a written record of 2006 AGM meeting minutes is not available – to post AGM 2007 draft minutes on the web – that CCR reports are to be sent to President Smith – the 2007 Nominating Committee will be Bill Riggs, Jeremy Purbrick, Bob Callanan, Dick Lowe and any others deemed by these to be needed – that Tony is appointed as SVHOA webmaster for purpose of posting news of SV and miscellaneous communications to SVHOA Web Site – to promote Board outreach there will be an approval of our own logo for Market Street Association flyers, advertisements, etc., and a Town Hall Meeting in the fall of 2007 – to send out Request for Proposals for Management Companies for SVHOA in the fall – and approved on motion that the SVHOA President is authorized to represent and vote the interests of SVHOA at all Master Association Meetings.

There being no further business before the Board, the meeting was adjourned at 9:55 PM.

Dick Lowe, Secretary

## **ARB Approval Report**

Since submissions have been very slow over the winter months we have been able to handle the requests via email. Over the past 4 months we have had 8 submissions and 8 approvals.

Current members of the ARB are as follows:

Bill Riggs  
Suzanne Porter  
Gregg Melville  
Scott Nielson  
Carolyn Christianson

I am going to start the process of looking for one more member in case I have someone resign. I believe 5 is a good number for the ARB.

Bill Riggs

# 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: March 14, 2007

**TO: Board of Directors**  
**FROM: Eniko Nagy**  
**DATE: March 10, 2007**  
**RE: Manager's Report**

### Enclosures

February 2007 Financials  
Rainbow Soccer contract

### Speakers

7:00 – 7:05	Karl E. Bauman	safety
7:05 – 7:10	Ray Farkouh	parks
7:10 – 7:15	Erin Furr	playgrounds
7:15 – 7:20	Lisa Carmichael	playgrounds

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### Safety

Mr. Bauman, owner of 116 Nolen Lane asked the Board of Directors to address the issue of safety in the neighborhood. I am enclosing the email discussing the issue.

### Sub-association assessments

Representatives of a couple of sub-association have questioned the amount and reason of the sub-association assessments they are required to pay to the Master Association for maintaining the common areas. I asked Hope Carmichael, our attorney, to research the covenants and help us respond to these representatives.

### Mulch

Ecoscapes gave us a quote to mulch all the street trees along the greenway and all common areas, as well as the parks at Caldron and Hillside. This is a total of 70 cubic yards hardwood mulch at \$ 37.00 per yard spread = \$2590.00

### Park on top of Overlake

At a site visit, we determined that this park needs new sand delivered. I got a quote from Trugreen to deliver a truck of sand for \$2,289.00

### Citrus Restaurant Parking

Mr. Heilig brought to the Board's attention that the new restaurant is successful, and it's generating a lot of traffic. This caused parking problems on the street. Mr. Heilig is asking the board to review options to remedy the situation.

**TH2 painting (200-210 Brookgreen, 401-415 Copperline Dr, 200-212 Greenview Dr)**

We received some bids in October to paint the three TH2 buildings that still need to be painted. Onofrio bid \$31,595.00, and Carrington bid \$21,592.45. Does the Board want to schedule the painting this year?

**Rainbow Soccer**

Rainbow Soccer asked to use the field again for their spring soccer practice, between March 5 and May 12. The hours requested are Monday and Wednesday from 4:15pm to 5:15pm, and Tuesday and Thursday from 4:00pm to 6:00pm. We require Rainbow to include SVMA in their insurance policy. I have enclosed a copy of the contract for the Board's review.

**Courtyard Special Assessment**

In addition to the SVHOA assessment, the 14 Courtyard homes pay an assessment intended to cover the cost of landscaping these homes. In the past years, the landscaper also applied mulch to these homes, and the cost of this service was covered by SVHOA. The 15% increase was not enough to cover this fee, and the Courtyards have a shortfall of \$441 total. We called a special meeting on February 21 to pass a special assessment. The assessment didn't pass in lack of enough proxies and owners present at the meeting. As a next step, the Board may consider cutting back on services to this group.

To: SVHOA Board  
Copy: Eiko Nagy, Karen Costello  
From: Jeremy Purbrick  
Date: March 8, 2007  
Re: **Trees, Ponds and Parks Status Report**

The first two months of this year have been a very active time for Common Area maintenance and planning.

**Trees** In January we signed a three-year street tree maintenance contract with EcoLogic Environmental Solutions. They began work on February 1, in and around the Arlen Park entrance. By February 28 they had pruned 114 trees and made soil-level improvements on the first 20 of them. Based on this first month of experience Jon Hanna has suggested we improve the mulch beds by making them larger and of uniform size. We have budgeted adequate funds to be able to accept this suggestion.

Pruning will continue throughout March. In addition, the Lindens on two blocks of Highgrove will be replaced this month. EcoLogic is recommending that we use Overcup Oaks.

**Ponds** In February we signed a one-year contract with Triangle Pond Management for maintenance of our four ponds. They made the first of their eight annual visits on March 7.

**Parks** A falling tree damaged the fence at Edgewater Park early in the year. HRW arranged a prompt and effective repair. Starting early in January two teams of active parents have been planning playground equipment upgrades for Edgewater and Highgrove parks, at the Board's request. They expect to present the results of their work and make proposals for Board approval at our March 14 meeting.