

Southern Village Master Association (SVMA)

Board Meeting, May 2nd 2007

Members present: Barbara Hummel, President of Edgewater II Condominium Association, and member of SVMA Board
Tony Smith, President SVHOA, and member of SVMA Board
Julia Thomson, Treasurer Edgewater III, member of SVMA Board and member of SVHOA

Absentee Member: Sarah Shapard, President Edgewater III, member of SVMA Board

Others present: Graham Dyck, Former President SVHOA
Anne Marie Stolp, Property Manager for Edgewater II & III
Joy Harris, Property Manager for Edgewater I

Julia Thomson called the meeting to order at 8.10 pm.

A quorum was present because three of the four SVMA board members were present. Sarah Shapard sent her apologies by email before the meeting.

The Agenda was approved earlier by email but it was pointed out that the minutes from the AGM on March 16th would be accepted at the next AGM (Item 4 on the Agenda).

Tony Smith explained that the contributions made by the sub-associations are reflected under the Grounds category in the 2007 SVHOA Budget. He answered general questions on the SVHOA budget. Joy Harris asked if the monies coming from the sub-associations were co-mingled and if so how did they keep track of who paid what. Tony answered that in the accounts kept by the Property Manager, HRW, Inc., everything was itemized. Joy felt that there should be separate banking accounts.

Graham Dyck was called upon to explain the historical background of how the SVMA came to delegate its financial responsibilities to the SVHOA. The Covenants drawn up by the Developer in 1994 designated an umbrella Master Association that owned all the Common Areas and was responsible for collecting dues and handling common expenses. Other associations were defined as sub-associations with their own Board of Directors.

During the development of Southern Village, the initial building comprised single family homes and townhouses. The SVHOA established at that time started to collect dues from the members of the Association. The other sub-associations did not exist as the development of Southern Village was incomplete. As Southern Village expanded, the SVHOA continued to handle the financial responsibilities of the whole community including the sub-associations. By 2003 it was realized that the SVHOA was performing the duties of the Master Association as defined in the Covenants. Legal advice was sort and an amendment to the Master Covenant was approved allowing the SVHOA to continue handling the financial responsibilities for the Master

Association. The Master Board exists but has no budget. In the future, the Master Board needs to keep themselves informed about the activities of the SVHOA.

Tony Smith proposed that there was a need for an active Master Association to focus on communication for the good of the whole of Southern Village. Everybody present agreed that questions had arisen because of the lack of communication between sub-associations.

The following officers were designated:

President	Sarah Shapard
Vice President	Tony Smith
Treasurer	Barbara Hummel
Secretary	Julia Thomson

The Board agreed that:

1. Tony Smith will be the interface with HRW, Inc. and circulate emails relating to SVHOA board meetings and budget discussions starting in September.
2. There will be four (4) meetings per annum and the next meeting will be in late June.
3. The SVMA should provide a write-up for the Southern Village website to explain the Master Board and its sub-associations. This will be done by Julia Thomson, with the help of other Board members.

There being no further business, the meeting was adjourned at 9.45 pm.

Julia Thomson
Secretary

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