

SOUTHERN VILLAGE HOMEOWNERS ASSOCIATION, INC
Minutes of the Annual General Meeting Held February 18th 2014

Board Members Present:
Rainer Dammers (President)
Phil Meyer (Treasurer)
Bobby Mallik (Secretary)
Lewis Tisher (Member at large)

Present For Berkley Property Management: Suzanne Kalbas, Michelle Johnson, Peggy Akers, Tony Smith

Guests: Barney Kohout (SVHOA Arborist)

There were 78 members present in person or by proxy.

With a quorum established the meeting was called to order at 7.03pm

The minutes of the annual general meeting on 2/19/2013 were approved as submitted

Election of Directors

Two available board positions were available. Three contenders for these positions were petitioned, Ms. Cindy James, Mr. Arun Kilara, Mr. Chris Richards.

Each candidate was permitted to speak, Ms. James and Mr. Kilara each made short presentations.

Ms. Cindy James spoke with an emphasis on the townhomes and their relation with the SVHOA.

Mr. Arun Kilara spoke with an emphasis on improving accessibility and communication within the neighborhood and among the website.

Mr. Richards was not present and was not represented.

Following calculation of votes Ms. Cindy James (63) and Mr. Arun Kilara (59) were appointed to the SVHOA board of directors.

While the ballots were being counted, Mr. Meyer gave a summary on the 2013 financials and budget. Projects completed were discussed.

Mr. Barney Kohout had been invited to speak regarding tree maintenance and future planning. This included photography and ariel maintenance of common areas.

1. Treasurers Report, President Report & Other Business

Treasurer, Mr. Phil Meyer, reported that for general functions in 2013, the Association spent less than its income and was able to increase reserves by \$22,000. The townhomes (accounted for separately) were a different story. The cost of a major exterior repair and painting project for the four townhome groups exceeded \$300,000, most of which had been unbudgeted. Reserves were more than adequate to cover this cost, but the treasurer recommends that future projects of this scope be broken into smaller increments to encourage more competitive bidding.

The townhomes ended the year with a mean reserve of \$2,700 per unit, but there was considerable variance around that mean. The treasurer will ask the board for a townhome-specific reserve study to help each of the four groups prepare for its future repairs.

Other accounting units, including the alleys, have strong reserves and no known problems. No off-budget projects are planned for 2014, and dues increases will bring us operating income of \$184,000, an increase of \$10,000 from last year. The main changes in the new budget are in the way we handle maintenance of our trees. Under a deal negotiated by the property manager, the town now takes care of the removal of all of its trees and we pay for the replacement and maintenance of those town trees that are adjacent to common property. The budget effect nets out close to zero. We have also increased the budget for park maintenance by \$9,000, most of which will be used for erosion control in Arlen Park. There are token increases in our support for Market Street events.

President, Mr. Rainer Dammers commented on the year 2013 and spoke with regards to horticultural maintenance, neighborhood disputes and resolutions, future planning of Arlen Park.

Other business, snow policy was discussed after being brought about by a resident. The possibility of sidewalk cleaning using high school students or some other avenue was discussed and asked to be a topic of conversation of a future board meeting.

Other business, animal waste bins and placement of such were brought up and discussed as an ongoing source of interest among homeowners. The issue was asked to be a topic of conversation of a future board meeting.

Being no other business, the AGM was adjourned at 8.10pm.

Next AGM is Tuesday, February 17, 2015 @ 7pm at Christ Church.

The SVHOA Board of Directors met following the AGM

With Board members present a quorum was established and a short meeting was called to order at 8.22pm.

Board Members Present:

Rainer Dammers

Phil Meyer

Bobby Mallik

Cindy James

Arun Kilara

Present for Berkeley: Tony Smith

Open Comments: Congratulations to Cindy and Arun

The minutes from the January 7, 2014 Board of Directors meeting were approved

Election of Officers:

President: Rainer Dammers

Vice President: Cindy James

Secretary: Bobby Mallik

Treasurer: Philip Meyer

Member at Large: Arun Kilara

Future board meetings and the 2015 AGM

2014, Tuesday, April 15th @ 6:30pm (Board meeting)

2014, Tuesday, July 15th @ 6:30pm (Board meeting)

2014, Tuesday, October 21st @ 6:30pm (Board meeting)

2015, Tuesday, January 6th @ 6:30pm (Board meeting)

2015, Tuesday, February 17th @ 7pm (AGM)

Other Business:

A request for a new townhome reserve study was discussed.

With no other topics of discussion the meeting was adjourned at 8:45pm