

**Southern Village Homeowners Association
Annual General Meeting (SVHOA AGM) Minutes**

Christ Church, Ascension Hall (800 Market Street)
Tuesday, February 19, 2019
7:05pm to 7:45pm

Attendees

- SVHOA Board of Directors
 - Susana Dancy President
 - Jerry VanSant Treasurer
 - Steve White Secretary
 - Susanna Trevino Member-at-Large
 - Nancy Draughon Member-at-Large

- Berkeley Property Management
 - Tony Smith SVHOA Community Manager
 - Patsy Smith President & SVHOA Field Manager
 - Michelle Johnson Office Manager

Management indicated to the Board that the quorum requirement had been met. A total of 90 persons were present either by proxy or in person.

At 7:05 President Susana Dancy opened the Southern Village Homeowners Association Annual General Meeting (SVHOA AGM) meeting.

Open Comments

There was a general discussion with residents on a number of topics listed below.

- How does the Board respond to and document follow up items from the previous AGM meeting? As an example from the 2018 meeting there was a question concerning fishing in the ponds. In this case the Board recommendation was the existing Catch & Release Board Policy.

- Are the ponds treated (chemically) for mosquitos? The HOA ponds are not treated for mosquitos by DragonFly Pond Management. The fish and other aquatic animals manage mosquito population. There are 4 storm water ponds directly managed by the HOA. They are (1) the pond off Highgrove Drive, (2) the pond off Brookgreen off, (3) the pond near Scroggs Elementary School and (4) the pond located behind the Southern Village Apartments (note, this pond supports the apartments, the entire business district and very limited HOA homes with alleyways)

- One resident noted that at various times there are young unaccompanied children in the five years old range fishing at the pond off of Brookgreen Drive. This appeared to that resident to be a safety concern. The same individual mentioned concerns about a potentially rabid fox and related potential coyote sightings in Chapel Hill.

- 1) The agenda for tonight's Tuesday, February 19th meeting was approved.
- 2) The AGM minutes from the previous Tuesday February 20, 2018 meeting were submitted and approved.

Board Election

There were no additional candidates added to the Board member candidates list. Management recorded the votes for the open positions on the board. The results are listed below.

<u>Candidate</u>	<u>Votes</u>
Hurt Covington	90
Rana Singh	90

Reports

- Treasurer
 - Jerry VanSant reviewed the final versions of the Treasurer's Reports covering the SVHOA 2019 Budgets. Per Board direction financial reports are available upon request, as they are not posted on the community website. If a person wants to see any HOA financials all they need to do is to make a request to manager@southernvillage.org or by calling the Management office at 919-448-5150. The 2019 budgets were submitted and previously approved by the Board. Several 2018 financial highlights include; Major repairs (~\$36,000) to storm water ponds required by the Town of Chapel Hill; The start of repairs, improvements and additions to the trail system between Parkview Crescent, Brookgreen and Highgrove; A renewed focus on very long term reserve planning; A successful third party financial audit.
- President's Report
 - Susana gave a brief overview of the health of the community and a number of key areas.
 - 1) A Landscaping Architectural review by NC State with an objective of developing a long term strategic maintaining and improving our common area

parks and ponds and trails and the “walkability and use” of Southern Village. One key objective here is to re-establish a Park Committee to help guide this activity.

2) Continued focus Market Street events such as the North Carolina Symphony and other similar events.

3) The continuation of a defined budget process for the maintenance, health and when required replacement of street trees which are an essential part of the look and feel of Southern Village.

4) The need for a new and improved SVHOA web site that will provide homeowners better access to information and easier communication between the SVHOA and residents.

- This discussion was all pulled together with a brief discussion about a resident survey that will be conducted by the NC State consultant to develop residential input on these and other related areas.

Other Business - Comments/Discussions

- One resident was curious about the tree selection process used when street trees are replaced. Susana briefly discussed tree selection process including typically the same species on a given street, but a number of species throughout SV.

- The trail bridge used by Culbreth Middle School students, near the intersection of Edgewater and the Fan Branch Trail was swept off it's foundation by recent flood waters. The Board noted this entire area is not maintained by the HOA and a sign stating such is clearly posted in that area. Additionally, the Board agreed to remove the damaged bridge if it considered a safety issue.

President Susana Dancy adjourned the meeting at 7:45pm.

Next Annual Meeting: The next AGM is Tuesday, February 18, 2020 at 7pm at Christ Church (800 Market Street, Chapel Hill, NC 27516).