

**Southern Village Homeowners Association  
Annual General Membership Meeting (SVHOA AGM) Minutes  
Christ Church, Ascension Hall (800 Market Street)  
Tuesday, February 18, 2020**

**Attendees:**

**SVHOA Board of Directors**

Susana Dancy, President  
Rana Singh, Vice President  
Alan Rimer, Treasurer  
Susanna Trevino, Secretary

**Mill House Properties**

Michelle Johnson, HOA Office Manager  
Patsy Smith, Director of HOA Operations

Management indicate that there was quorum in the room. A total of 94 persons were present either by proxy or in person.

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

**Open Comments:**

None from the audience.

Susana welcomed everyone and gave a few opening remarks. She introduced Mr. Moore from NC State University, Natural Learning Initiative. Mr. Moore and his department conduct the Southern Village common area improvement survey, he was here tonight to share the preliminary results of the survey.

Agenda for the February 18, 2002 meeting was approved.

The AGM minutes from February 19, 2019 were approved.

**Board Election:**

There were no additional candidates added to the candidate list. Mill House recorded the votes for the two open positions, the results are:

<u>Candidate</u>	<u>Votes</u>
Susana Trevino	94
Nancy Draughon	94

**Common Area Survey Presentation:**

Robin Moore, Director, Natural Learning Initiative  
College of Design, NC State University

Robin discussed a variety of highlights from his "pending" report. He shared the preliminary findings from both the survey and the focus groups that were held in January. Areas identified as priority or focus for the Southern Village community are trails, play structures at existing parks, benches, grass (turf

or lack of in some common areas) and an interest for some common areas to remain “natural, a quiet space for reflection or play”. There was a question from the audience regarding the cemeteries located at Arlen Park and off Eastgreen, concern was raised about the damage to head stones and how this could be addressed. Robin respond by saying while cemeteries were not a specific focus of the survey that Arlen Park was and consideration to the cemetery would be taken into consideration. Alan Rimer addressed the question as well and stated that the BOD and Mill House were looking into repairs and possible to solutions to the vandalism.

### **Reports:**

#### **Treasurer**

Alan Rimer gave a detailed presentation (with slides) which included a review of 2019 and the projected 2020 budgets. Alan addressed the 2020 budget and why the BOD would approve a budget with a deficit, explaining that the SVH HOA has a very healthy reserve and that the BOD intentionally decided to build in funds in the 2020 budget for common area improvements (based on Natural Learning Initiative survey results) and to hire a firm for a capital improvements study. Alan highlighted a few projects where the HOA dues were spent in 2019 (outside of operating/maintenance costs), including: a bridge, pond improvements, improved pathways/ trails and access to them with the installation of three sets of stairs.

Alan identified alleys as an area that will be assessed this year and will include reporting on the condition of all alleys. A strategic plan will be implemented based on results of assessments provided by the experts.

Questions were raised surrounding the current reserves and how the BOD managed these accounts/funds and how determinations are made regarding spending of the reserve funds. Alan explained that the BOD is charged with making these types of decisions and would not do so without proper examination of funds and would move forward on any projects after consulting with the experts opinions and with the use of past reserves studies and a future capital improvement study. Susana addressed the question as well making sure to reinforce that the current BOD is always looking forward and looking at the best way to use the HOA dues on community improvements and not just operating costs and did so as good stewards of the associations funds.

#### **President**

Susana did not give a specific report at this time as she stated in her open remarks that her focus was on community improvements and the results of the common area survey provided by Mr. Moore.

#### **No New Business**

The meeting was adjourned at 8:20 PM.

**Next Annual Meeting:** The next AGM is Tuesday, February 8<sup>th</sup>, 2021 at 7 PM at Christ Church (800 Market Street, Chapel Hill, NC 27516