

SOUTHERN VILLAGE HOMEOWNERS ASSOCIATION, INC.
Minutes of Board Meeting October 23, 2008
Ascension Hall and the Library, Christ United Methodist Church

Present: Board Members: Jeremy Purbrick (chair), Dick Lowe, Deanna Schuerbeke
Bill Riggs, Jason Luna

Berkeley: Tony Smith, Scott Wojnovich, Suzanne Kalbas

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

About 70 Southern Village neighbors gathered for the open SVHOA membership comments.

The first topic was a presentation from Roger Perry of East West Partners to provide information on the proposed development of 146 acres directly across 15/501 from Southern Village. Two broad options are being considered for the property: to develop all of it as low-density single family homes, or to develop the 43 acres closest to the road with high density mixed use buildings and leave the remainder of the property as parkland. The presenters were looking for initial reactions and ideas from the SV community, and were seeking to begin an extensive dialog to ensure that whatever is proposed to the Town of Chapel Hill will have the support of SVHOA members.

From the presentation and question session it emerged that:

- High density development requires that the Town rezone the land
- This will probably happen as a result of a broad zoning review the Town already has in process
- A mixed development would probably include office, retail and homes
- All ideas for features are under consideration at this stage
- The development could include a pedestrian subway under 15/501
- The parkland could be passive (e.g. woodland trails) or active (e.g. sports fields)
- Given the Town's development process it will likely be at least three years before construction would begin
- There will be multiple opportunities for public comment during the process

The second topic of the evening was a presentation from DR Bryan outlining Montgomery Development's plan to build a hotel in place of the Market Street parking lot.

From this presentation and question session it emerged that:

- The developer wants to create a "third anchor" to draw business to Market Street in the way that Weaver Street and the Lumina do
- The current proposal is to do this by building a 100-room boutique hotel with restaurant to include 100 rooms the building needs to be 4 or five stories high (about the height to the base of the church steeple)
- Ground-level parking for Weaver Street might be retained, particularly if the Town would permit Aberdeen to be closed between the two sides of Market Street

- Putting a condo building on the site would be a lower risk option from the developer's point of view, but would not provide the desired third anchor
- Although there were comments from the floor both in favor of, and against, the proposal an observer could confidently say that the prevailing response to the plan was negative
- The most commonly voiced concerns were the building's relatively massive scale, its impact on traffic and parking, its inconsistency with the immediate surroundings, and its potential for introducing crime
- After 90 minutes of discussion it was apparent that more dialog is needed if the whole community is to agree on the best use of the land in question

Hence, the board proposed that we create a new body, the Parking Lot Committee, to work with the developer and try to define a mutually acceptable way to proceed. The developer readily agreed to this idea and fourteen of the meeting attendees signed up to be members of the committee, including Jason Luna who is a board member and will be the group's liaison with SVHOA.

The minutes of the July 16, 2008 meeting were approved.

1. **Manger's Report:** The reports are attached for full details.
2. **Treasurer's Report:** Deanna Schuerbeke reported we are tracking our 2008 budget, the financials look good and 94% of the revenue has been collected
3. **ARB Report:** Bill Riggs reported there were four applications submitted with four approved.
4. **Townhomes and Courtyard Homes Report:** Dick Lowe reported that the exterior interim maintenance project was proceeding well for all townhomes. Some groups required more work than anticipated so the costs were higher but the work was needed. The Townhome Committee recommended to the Board that anticipated future needs for the Westend and TH I groups justified a 15% increase in fees for 2009.
5. **Condo Report:** The Condo representative, Barbara Hummel was introduced to the group.

Deanna Schuerbeke reviewed the 2009 HOA Budget in detail. Mrs. Schuerbeke stated that a new approach to budgeting will take effect in 2009, budgeting for operating expenses and capital expenditures separately, and discontinuing the use of reserve funds for operating expenses. She recommended the Board move forward with a new reserve study.

Mrs. Schuerbeke lead a discussion with the Board and Barbara Hummel, representing the SV Condos and Apartments. The following agreement was approved by the Board:

Sub Association Dues Methodology & Timing Agreement:

- A. The amount charged to Sub Associations will be based on 80% of the costs for running the SVHOA and should also be equal to 50% of that charged to Single Family Homes
- B. The amount also equates to 40% of the total amount charged to Single Family Homes

- C. For purposes of clarification the calculation is as follows based on 2009 Dues structure:
- Single Family Homes dues for 2009 =\$245
 - $\$245 * 80\% = \196
 - $\$196 * 50\% = \98
 - $\$98 / \$245 = 40\%$
- D. Therefore, to make things simple, it is agreed that the Sub Association will pay 40% of what Single Family Homes will pay
- E. Also Agreed that the time it will take for the Sub Association to reach this amount will be approximately 2 years if Single Family Homes remains flat
- F. Illustrative Example of Sub Associations dues:
- 2009: \$79
 - 2010: \$90.85 (15% increase)
 - 2100: \$98 (8% increase)
- G. It should be noted that if Single Family Homes increase in 2010 that Sub Association may have to increase more than 8%
- H. Agreed that payments may be made quarterly or as a lump sum

The Board approved an expense of \$2500 to engage Raymond Engineering in create a reserve study for Southern Village.

The Board approved an expense of \$350 to fund the Luminary project for the holidays.

There being no further business before the Board, the meeting was adjourned at 11.10PM.

Jason Luna
Secretary



SVHOA Manager's Report
August 31, 2008

Financial Reports

July financial reports are finalized. They are posted on the web site. We turned three accounts over to legal to assist with collections. Both Jeremy & Deanna were informed of such before we did it.

The 2009 Budget process has started with Deanna & Suzanne having the lead.

Courtyard Homes & Townhomes

Several Courtyard Homes have already paid the special assessment of \$200 per home. There have been no issues and no negative comments (for that matter no comments at all) since the bills went out. As of today, Courtyard Homes have more than enough money to pay bills for July, August & September.

Townhomes work continues on plan & on budget. Scott continues to work directly with Dick on most issues. As of today there are no concerns to report.

Central Park

The "new" walking path did not hold up well in the recent rain. Scott has already contacted Ecoscapes to come out and repair their work. There will be no cost to SVHOA for such. Additionally, Scott has arranged for OWASA & Duke Energy to finish the work on installing a new water meter (with power) at Central Park. The work order has been in for a long time & target completion is early next month.

Repairs to the soccer field will continue this fall & the temporary fence will be removed within the next two months. As of today, there is no reason to suspect the soccer field will not be ready for use late this year & for Rainbow Soccer to return in the spring. We will notify Rainbow of such next month.



Ponds

Triangle Pond Management will install the new aeration systems by the mid-September. All SHVOA ponds continue to be serviced. No issues to report.

ARB

ARB work continues on plan & on time. There are no issues to report.

Website

Updates to the website continue regularly, with postings almost weekly.

Other

The following comments came into our offices this month, either via voice mail or e-mail. We have addressed all, but would like you to aware of some of the views of some of our neighbors:

“How could SVHOA allow an R rated movie to be shown outside?”

“Subway coming to Southern Village, did the SVHOA know about this?”

“A drunk driver hit a stop sign on Highgrove, what if anything can the SVHOA do?”

“When will that house finally be finished, why has SVHOA not done more?”

“Does the SVHOA have a formal position on the hotel coming in?”

“Can the SVHOA please fix the landscaping problem at Highgrove Park?”

“Why did the HOA not buy the pool, seems like a missed chance for all of us?”

These are the minority of the messages (calls, e-mails, etc) that we get; the vast majority are about dues, small repairs (roof leaks, etc) & renting apartments. We continue to do our very best to respond to all messages with 8 business hours.



SVHOA Manager's Report
September 30, 2008

Financial Reports

August financial reports are finalized. They are posted on the web site.

The 2009 Budget process continues with Deanna & Suzanne having the lead.

Courtyard Homes & Townhomes

13 (out of 14) Courtyard Homes have already paid the special assessment.

Townhomes work continues on plan & on budget. Scott continues to work directly with Dick on all issues. As of today there are no concerns to report.

Central Park

The "new" walking path did not hold up well in the September rains. Scott has is working on some possible fixes, including paving the path. Scott will bring up this topic, with solutions, at the next board meeting.

Repairs to the soccer field continued in September.

Ponds

Triangle Pond Management installed the new aeration systems in September. All ponds continue to be serviced with no issues to report.

Street Trees

Ecologic has completed phase two of the street tree work. The trees were serviced on budget. No issues to report. Phase three starts in January 2009.



ARB

ARB work continues on plan & on time. There are no issues to report.

Website

Updates to the website continue regularly, with postings almost weekly.

Other

The proposed Southern Village development continues to be a popular topic throughout the neighborhood. Several, nearly a dozen, comments have come to the Berkeley offices (via e-mail, phones, etc) throughout September. Several posting are on www.southernvillage.org directing our neighbors how they can get & stay involved in this important topic.



SVHOA Manager's Report
October 23, 2008

Financial Reports

September financial reports are finalized. They are posted on the web site.

The first draft of the 2009 Budget has been shared with all Board of Directors.

Courtyard Homes & Townhomes

13 Courtyard Homes have paid the special assessment (1 home is past due).

Townhomes work continues on plan & on budget. Scott continues to work directly with Dick on all issues. As of today there are no concerns to report.

Central Park

Repairs to the soccer field continued in October. Also, the irrigation system is nearly functional, with the final hook-ups happening this week. Also, the fence surrounding the field will be removed by the end the year. Finally, Scott has been working with Rainbow Soccer to resume their using the field in spring 2009.

Ponds

All ponds continue to be serviced with no issues to report.

ARB

ARB work continues on plan & on time. There are no issues to report.

Website

Updates to the website continue regularly, with postings weekly.