

SOUTHERN VILLAGE HOMEOWNERS ASSOCIATION, INC.

Minutes of Board Meeting Held January 12, 2010
at the Southern Village Club

Board Members Present: Jeremy Purbrick (chair), Paul Rowe, Jason Luna, Bill Riggs (secretary)
Absent: Dick Lowe

Present for Berkeley: Tony Smith

With a quorum established, the meeting was called to order at 7:07 PM.

The minutes of the October 21, 2009 Board meeting were approved.

Manager's Report: Tony Smith presented the Manager's Report. The December financials are final and posted. The Aging Report was submitted and discussed.

Treasurer's Report: Townhome reserves were discussed. Mr. Rowe proposes to work next year with the new townhome representative to focus on over-funded and under-funded reserves.

ARB Report: Mr. Riggs reported that the ARB met 12/15/2009 and all four submissions were approved.

Condominium Report: Mr. Rowe presented an email from Joy Harris regarding trash receptacles and illegal dumping. The Board resolved to include a note in the AGM mailing regarding illegal dumping and suggesting alternate ways to dispose of large trash items.

Going Green: The Going Green committee website is up and running at <http://green.southernvillage.org/>

Nominating Committee: Mr. Purbrick reported that the committee has found two candidates willing to run for the two open board positions. The meeting resolved to include both of them on the ballot mailed to all members as part of the AGM mailing.

Architectural Review Process and Guidelines: Mr. Purbrick proposed that the Board reaffirm its October decision to change the ARB application process as follows: (a) to post meeting times and locations on the web, (b) to invite any interested member to attend the meeting, and (c) to revise the signature requirements such that only the two closest neighbors are asked to acknowledge they are aware of the proposed project and either "support" or "have reservations" about it. The motion carried.

Mr. Purbrick proposed that the membership be asked its opinion regarding changing the architectural review guidelines related to the boulevard strip between the sidewalk and street, and to the installation of solar panels. Mr. Purbrick was directed to draft an explanation of the mooted changes, and a form of ballot, both to be included in the AGM mailing package subject to review and approval by Mr. Riggs and Mr. Smith.

Alleyways: Mr. Smith suggested that the Board consider sealing alley surfaces as a cost-effective way to extend the life of the current surface. He was directed to obtain quotes for such work.

Ponds: Sam Williams would like to clear brush and trees around some of the ponds. Also, he reports that the Parkside Circle Pond has one or two beavers that could cause damage, and recommends trapping and killing them. The Board resolved to consider this suggestion further following more research.

Street Trees: Ecologic has completed its three-year tree maintenance contract as specified and on budget. The Board resolved to contract with Ecologic again for 2010 street tree maintenance.

Other Business:

1. The Board selected trash and recycling can designs for Central Park and directed Berkeley to arrange for installation and regular emptying of these receptacles.
2. The Board resolved to replace two of the four swing seats at Highgrove Park with toddler seats.

There being no further business the meeting was adjourned at 9:58 PM