

MINUTES

The SVHOA Board of Directors met on April 15, 2014.

A quorum was established and the meeting called to order at 6:35 p.m. Board members present were Rainer Dammers, Cindy James, Phil Meyer, and Arun Kilara. Tony Smith was present for Berkeley. Kim Hanlon, Bob Murden, and Doug Heilig were guests.

Phil Meyer agreed to take the minutes in the absence of Secretary Bobby Mallik. Minutes of the previous board meeting, on February 18, were approved.

Treasurer Phil Meyer reported:

We ended last year with more income than budgeted, due to some catch-up in late collections. Now we are slipping behind again. As of the end of March this year, SVHOA had collected close to \$132,000 from owners while \$143,000 had been budgeted. To date 105 homeowners have not paid their annual dues. Last year at this time, we had only 85 unpaid. Two of the four townhome groups are also behind their income targets. However, we do not expect a cash-flow problem because our expenses are spread fairly evenly throughout the year. Reminder notices go out this week. We have one lien on a single-family home whose dues are three years in arrears.

Townhome Chair Cindy James reported:

1. Townhome roofs. The 2012 reserve study was revised to organize its findings by townhome groups, our normal accounting units. With this new information, we have produced a repair plan. For the first phase, a roofing company will inspect TH1 & part of TH2 for current roof condition and repair/replacement estimates. They will also check firewall seal on all TH1 & TH2 buildings and sample roofs on the rest of TH2. We plan to do repairs and replacements leaving 1-3 years of estimated 'remaining life' left on the roofs, not before. The Dec. 2012 Reserve Study gave us conservative figures on actual physical life left on our roofs so we may have some wiggle room, which will be needed for some units in order to not raise dues. Southern Village will undergo another Reserve Study in Dec. 2017 so we will have new data on many roofs that have not yet been scheduled for repair. We can re-assess our situation at that time.

2. Tree lawns. We have hired arborist Barney Kohout to take care of the tree lawns (the space between the sidewalk and the curb). This plan includes proper fertilization and pruning. The cost is \$50 per tree for the first year to get them on the right track. He will be handling all issues with the city to insure we have the proper permissions needed. The TH Committee voted to approve this work.

3. Bradford Pears. I had a Bradford Pear tree removed behind my property (WestEnd Alley) because it is a nuisance tree and is endangering our driveways and garage foundations. I hope to encourage my neighbors to do the same. We will not be replacing the trees. This was not paid for by the HOA but was approved by TH Committee.

4. US Lawns is replacing some plants in Highgrove that were removed for the painting project. They are also trying to repair the damage to our grounds that occurred due to neglect under previous management. They are currently working on getting rid of the weed

problems and lime application to balance pH (moss growth problems). I would like to review their contract when it comes up for renewal to make sure it is constructed in a way that allows US Lawns to better handle the scope and size of their duties.

5. The WestEnd Townhomes have drainage issues causing problems with erosion, damp crawl spaces, landscaping, esthetics, etc. Downspout leaders are cracked and/or clogged and overgrown, which is a main factor in these issues. Tony & I are looking into getting this repaired. We hope to put in place a more permanent solution to prevent us from having the same issues 5-10 years down the road. We cannot make it perfect, gravity plays a big part in our problem, but we can minimize impact. I would like to start the work in early fall of this year, spending \$3000 to \$5000 on this project.

6. An erosion problem behind the fire sprinkler room at 900 Highgrove Drive has exposed the phone lines. This phone line was also recently not working but has been repaired by AT&T.

Courtyard Homes

President Dammers reported on his investigation of exterior painting issues on the Courtyard homes. They are governed by a complicated group of covenants that some residents feel are not restrictive enough to prevent degradation of their views when their courtyards are bounded by a neighbor's wall. Lawyers are investigating the possibility of clarifying the covenants so that owners will have a clearer understanding of their rights.

Architecture Review Board

ARB members Kim Hanlon and Bob Murden urged the board to find ways to work with the town of Chapel Hill to provide more vigorous and systematic maintenance of the street lawns (called "strip areas" by the ARB). They also asked for revision of the landscape requirements, which currently call for "low-growing" ground cover. "A height no greater than six inches" was proposed as a substitute for the less precise "low-growing." They used a photographic display to show examples of noncompliance with the current requirements for maintenance of the tree lawns, which is the responsibility of the adjoining homeowners. Revised rules will be proposed for a vote at the next board meeting after feedback from residents. .

A related issue on Graylyn Drive was brought to the board's attention. The street includes a traffic circle centered by a grassy area where children like to play. The grass is in chronically poor condition, and residents would like the Board to take charge of its maintenance with better soil preparation and a hardier breed of grass.

Communications

Phil Meyer, on behalf of the communications committee, proposed adding a small space on the SVHOA web site to list voluntary activities that operate in Southern Village, e.g. the Aging-in-Place group and the wine tasting events at the Southern Village Club. Manger Tony Smith warned of possible liability issues if access to such a listing were to be unlimited. President Dammers asked the committee for guidelines defining what sort of groups would

be eligible to have their activities and contact information listed if such a policy were adopted. The guidelines will be reviewed by an attorney.

Arun Kilara, member at large, expressed an interest in revising the web site to improve its appearance and ease of navigation. He agreed to work out a more specific proposal.

Current Business

President Dammers proposed, and the board approved, awarding a contract to Native Trails, Inc., to reconfigure the Arlen Park trails to minimize erosion. The contract provides 975 feet of new trail, following the contours of the property, and 675 feet of reclaimed old trail, at a cost of \$6,225. After the new trails are in place, a contract will be sought for further improvement to the park with stonework and landscaping.

At the President's recommendation, the board approved the purchase and installation of two new recycling centers similar to the one at Central Park. One will be at Highgrove Park and the other at Edgewater Park, total cost not to exceed \$4,300. The cost of emptying them will be \$50 per park per week. It is hoped that this action will mitigate the problem of dog waste.

The board created a committee to investigate and develop plans for tree maintenance. Bob Murden volunteered to serve as chair.

The board agreed unanimously to include twice-yearly trash collection, along with regular maintenance, for the common areas as needed until a long term solution can be implemented.

In other discussion, the board considered creation of a newsletter as a place for friendly reminders for people to follow ARB guidelines to their tree lawns. It could also be employed to ask people to prepare for winter and clear their walkways when it snows. No action was taken.

The board adjourned at 9:35 p.m.