

**Southern Village Homeowners Association
Board of Directors Meeting**

101 Market Street, 1st Floor Conference Room
Tuesday, January 15, 2019
6:30pm to 8:15pm

Attendees

SVHOA Board of Directors	Susana Dancy Jerry VanSant Steve White Susanna Trevino Nancy Draughon	President Treasurer Secretary Member-at-Large Member-at-Large
Berkeley Property Management (BPM)	Tony Smith	Community Manager
Residents	Colleen Opland Carly Opland Kaitlin Hildebrand	

Establish Quorum / Call to Order

President Susana Dancy established a quorum and opened the Southern Village Homeowners Association (SVHOA) Board of Directors (BOD) meeting at 6:30pm.

Open Comments

Colleen Opland, a homeowner on Tharrington Drive, expressed a concern about a potential installation of a permanent whole home emergency generator by a neighbor. Her concerns related to the proximity to her home, noise and exhaust pollution. The general discussion between the homeowner, the board and Tony Smith included the following elements.

- This type of installation requires Architectural Review Board (ARB) approval. ARB approval requires input from neighbors, but neighbor approval while considered is not required. The ARB has approved emergency generators, but approval is on a case-by-case basis.
- Because of the services required this type of installation requires Town of Chapel Hill town permits.
- The Town of Chapel Hill does have noise ordinances.

Kaitlin Hildebrand expressed a concern about the use of Roundup in our parks by Ruppert Landscape. The potential health effects of Roundup have been a subject of heated debate among scientists, regulators and others for more than 30

years. The concern relates to Roundup's potential risk of being carcinogenic to humans when applied as directed. This question was raised concerning children's parks, but the question relates to all Southern Village locations where it is used.

- Tony Smith will follow up Ruppert concerning Roundup's use in SV and report back the board at the next meeting.

Approve Minutes of Previous Meeting

The minutes for the November 13, 2018 SVHOA Board Meeting was formally approved by the Board for the record.

Reports, Discussions & Recommendations

ARB – BPM has been requested in past meetings to maintain a historical record of all ARB requests (approved or denied) using a searchable format. This document will provide residents a historical perspective and continuity relative to ARB requests previously submitted. Please see the attached example previously submitted to BPM.

Townhomes (Maintenance, Repairs, Landscaping) – Personal plants damaged during contracted services must be brought to the attention of BPM when the damage occurs or in a reasonably timely manner.

Courtyard Homes – The Courtyard Homes located at 200, 202, 204 and 206 Eastgreen Drive are no longer covered by any SVHOA services. As a result, they will each receive a \$202.86 rebate, which is 1/14th of the Courtyard reserve balance at the end of 2018. The other 10 homes will have continued the landscaping services and are not entitled to a rebate.

Condos - There were no discussions related to the Condominiums.

Alleyways – There is a lack of understanding from the board on what the latest Alleyway budget is trying to accomplish. BPM and the board need to develop a long-term Alleyway funding plan supported by an appropriate level of data.

Landscaping, Street Trees, Ponds – This year BPM will obtain three bids for the contract to replace 19 street trees currently on the replacement schedule. Our pond maintenance company, Dragonfly will not conduct any non-scheduled trash removal activities other than during the once per month inspection visit. The board has received positive feedback from residents on the addition on the Pond (WP2) path connecting Brookgreen Drive and Parkview Crescent and it's visual connection to the Central Park soccer field path. Issues with this section of path were also addressed at this time.

Recycling Centers, Dog Waste Stations – Still receiving positive comments from residents, both dog and non-dog owners.

Complaints to Management - There were no discussions related to the Complaints.

2019 Budget – The SVHOA, Alleyway, Courtyard, Townhomes I, Townhomes II, Highgrove and Westend budgets will have an additional line added under the Net Income (Loss) line(s) that states the year-end Reserve Funding Target. Non-payment of SVHOA, Alleyway or townhome dues will continue to be aggressively pursued, when required.

Reserves Planning – Long-term reserve plan modeling is a financial tool used by HOAs to help ensure long-term projects are adequately funded. BPM has agreed with the board that they should take responsibility for long-term financial modeling, the supporting data and the modeling process. The board, along with BPM, has responsibility for reviewing the model inputs to insure the data is logical, accurate and documented. The output from the model will be used as a tool by the board and BPM to help support the annual budgeting process, ensure sufficient funds for future projects and reasonable equity in homeowner burden. The SVHOA is responsible for the approval of all budgets and their associated reserves. Steve White will work with BPM to ensure alignment with the board.

Adjourn

- The meeting adjourned at 8:15pm.

Next Meeting: AGM (annual meeting) on Tuesday, February 19th @ 7pm at Christ Church