

Southern Village HOA Board of Directors
May 21, 2019 Meeting Minutes

Attendees

SVHOA Board of Directors

Susana Dancy, President (arrived at 6:45 pm)
Rana Singh, Vice President
Susanna Trevino, Secretary
Nancy Draughon, Member-at-Large was absent

Berkley Property Management (BPM)

Tony Smith, SVHOA Community Manager

Ruppert Landscaping Company

Sam Wells, Justin Spears and Cody Rogers

Also Present

Nicholas Motta from Boy Scout Troop 39, Alan Rimer, Steve White, Paul and Lisa Clark, Julie Jacobson-Van, Katelyn Hildebrand, Colleen and Rod Opland

A quorum was established and Vice President Rana Singh called the meeting to order at 6:30 pm.

Open Comments

Nicholas Motta is considering as his Eagle Scout Project replacement of the bridge over the creek that many students use to walk to Culbreth Middle School each day. He would extend the length of the bridge and change the angle to hopefully prevent it from being washed away again. This would also include repairing the steps down to the bridge. The Board will consider this proposal and Susana Dancy will get up with Nicholas.

Sam Wells of Ruppert Landscaping Co. discussed the use of chemicals to control weeds on SV property. At this time, Ruppert applies a granular product to the ground and cover with mulch early in the year, to discourage weed germination. As the year progresses and weeds emerge, liquid glycosate (like Round-Up) is sprayed, but this is now confined to 6-7:30am only one morning a week. There is a new chemical which is about to come on the market. This may be a possibility to replace glycosate in the future. It was noted that Carrboro uses a steam machine to kill weeds. Rupert does not own such a machine. Mr. Wells will provide pricing for alternatives to glycosate, including hand weeding common areas, for the board to consider.

Approve Minutes of Previous Meeting

The minutes for the April 4th SVHOA Board Meeting was formally approved by the Board for the record.

New Board Member

Susana Dancy introduced Alan Rimer as a candidate to serve the remainder of a vacant board position, which ends in February 2022. Susanna Trevino nominated Alan Rimer to the position of Treasurer and Rana Singh seconded. A vote was taken and he was elected unanimously. Alan's term ends in February 2022 (specifically at the 2022 SVHOA Annual General Meeting).

The Board also appointed Mr. Rimer to serve as Treasurer and to give him Signature Authority, along with Tara Furze, Berkeley's Finance Manager to all SVHOA banking accounts and banking documents.

Board Business

Westend Townhomes trim project

The Board approved the replacement of all wood trim with solid PVC trim. Quote is \$26,015.

Townhome I new roof

The roofs are scheduled to be replaced in 2019. Since the storms in 2018 caused some damage, there is a question of whether insurance might cover some of the cost. Weatherguard Roofing will be given 15 days to send their written report of the roofs. If less than half of the units have roof damage, then replacement roofs will go ahead as scheduled with the contract will go to Chief Roofing. If more than half have damage, a Board of Directors meeting will be called to discuss next steps.

Quote for new roofs from Chief Roofing is \$69,693.

Gutter cleaning of townhomes

In the past gutters have been cleaned on a "as needed" basis. They will now be cleaned annually until further notice. Appropriate budgets will be established starting in 2020 by Townhomes groups.

Highgrove Townhomes Irrigation

Due to the increasing expense of repairs, the Board voted that the irrigation system will not be turned on this year. Notices will be sent to the HG THs owners. This decision will be revisited during budget discussions for 2020.

Arlen Park trails

The trail system in Arlen park was changed several years ago due to run-off and erosion problems. Signs have been posted to try to allow paths with high erosion to "return to nature."

The meeting was adjourned at 9:05pm

Next Meeting: Tuesday, July 16, 2019 at 6:30pm at 101 Market Street 1st Floor Conference Room