

Present:

Susana Dancy	President
Rana Singh	Vice-President
Alan Rimer	Treasurer
Susanna Trevino	Secretary
Nancy Draughon	Member-at-Large

Tony Smith	President, Berkley Property Management
Patsy Smith	Vice-President, Berkley Property Management
Adam Jones	President, Mill House Properties

The meeting was called to order at 6:33pm.

A quorum was established.

Susana Dancy introduced Adam Jones and announced that Mill House Property has bought Berkley Property Management and established a HOA Management Division. Patsy Smith will be the representative for SV HOA under Mill House Properties.

The floor was opened to comments from those in attendance:

Andrew Blass, a SV resident who is working with a small group of investors who are exploring the viability of keeping the Lumina Theater open made a presentation. He asked that the SV HOA extend a line of credit to the theater to be repaid as the Lumina becomes solvent.

Several residents spoke about the inconsistency in enforcing ARB guidelines. One problem seems to be that the Sherwin-Williams palette needs to be updated. Several people spoke in support of a resident who was appealing a decision made by the ARB. Another resident spoke urging the Board to change the community guidelines to allow solar panels on street facing roofs when rear roof placement will not be effective. One resident complained that the website needs work.

The minutes of the July 16, 2019 were approved.

Alan Rimer gave the treasurer's report. He said that the budget is on track at this time.

Management reports that exterior trim and painting projects of the Westend Townhomes and Townhome II are on schedule.



Landscaping pricing proposals for 2020, 2021, and 2022 have been received from four companies.

Other Business:

The community survey (for the NCSU project) will probably happen this fall.

Alan Rimer reported that the Eagle Scout project of building a bridge over Fan Branch Creek on the path from Edgewater Circle up to Culbreth Middle School should be completed this weekend.

Susana Dancy is checking into the possibility of getting a Chapel Hill Library Kiosk located in SV.

Due to a change made by the NC General Assembly, it is now possible for Townhome Assns. to form their own governing Boards. There was much back and forth discussion about the need for this. Several residents who own Highgrove Townhomes said that they didn't want the responsibility of having their own board. They wanted the SV HOA to continue to manage their Townhomes. It was pointed out that if that is the case, then the owners would have to agree to the decisions made by the board. Several residents said they would like the monthly dues to be increased by \$100.00/month to increase the reserves so that they could afford to do all the work on the Townhomes.

A policy decision was made by the board to allow solar panels to be placed on the street side of the roof. The ARB will still need to approve solar panel additions to homes in SV.

The general session was adjourned at 10:10pm and the Executive Session was called to order at 10:15pm. 3 decisions were made, and the Board adjourned at 10:40pm.