

**Southern Village Homeowners Association BOD Meeting Minutes
Christ Church, Ascension Hall, 800 Market Street, Chapel Hill, NC
February 18, 2020, Immediately Following AGM**

Present: Susana Dancy, President
Rana Singh, Vice President
Alan Rimer, Treasurer
Susanna Trevino, Secretary
Patsy Smith, Director of HOA Operations, Mill House Properties

Absent: Nancy Draughon, Member at Large

The meeting was called to order at 8:40pm.

A quorum was established.

The minutes from January 14, 2020 SV HOA BOD minutes were unanimously approved.

Robin Morrie (Director, Natural Learning Initiative) was present and shared his thoughts on the common area survey directly with the BOD and asked where they felt he should focus and what their expectations were now that the survey, focus group have been complete and a report submitted. Alan inquired about establishing costs associated with projects that the BOD may choose to take on. Robin said they do not necessarily cost out proposed projects but will give a "cost opinion". It was decided that Robin will help divide the possible improvements into two categories, 1) action items for immediate consideration and 2) long term plans for larger projects. Robin will help to prioritize projects based on the results of the survey. Discussion was had regarding when to put the survey study results online. Robin would like to add some final touches.

Open Comments:

There was one guest at the BOD meeting tonight and he was following up on a previous discussion regarding voting rights of condominium owners. Currently they do not vote but do pay SVMA assessments, he would like to know why they couldn't vote? The current BOD does not see why this couldn't be an option. It was agreed that management would reach out the HOA lawyer and see what the covenants/ declarants say regarding this topic.

Election of Officers:

The following BOD positions were nominated/voted on and elected to a one-year term:

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



The ARB committee was re-appointed. The BOD also adopted a policy, modeled after the town advisory boards, to encourage fresh perspectives on the board while retaining experienced members. The BOD will appoint committee members for staggered three-year terms, and board members are limited to two consecutive terms before stepping off for a year. After that year, an individual will be eligible to serve on the committee again. The committee will be comprised of 5 voting members.

Please note the ARB Committee will be simply called the ARC (Architectural Review Committee) going forward, as this is the standard language in most HOA communities.

The re-appointment of the committee is below with term in (x):

Gregg Melville, Chair (1)

Bob Murden (1)

Jennifer Williams (2)

Tess Wesley (2)

Diane Covington (3)

The BOD also re-appointed the Town Home Committee to one-year terms.

Rana Singh, Chair (Westend)

Nancy Morton (TH1)

Nancy Jenkins (TH2)

Jack Hayes (Highgrove)

The Mill House Properties/Southern Village Management Contract is up in December 2020. Alan will lead the committee to seek proposals for a new contract. Alan will have a committee of three.

The following is the 2020 schedule for BOD meetings: all meetings will be held in the conference room at 101 Market Street, Chapel Hill, NC 27516 on the second Tuesday of each month:

April 14, 2020

June 9, 2020

September 8, 2020

November 10, 2020

January 12, 2021

Please note: The next Annual General Meeting (AGM) is set for Tuesday, February 8, 2021 at 7:00pm at Christ Church (800 Market Street)