



1720 East Franklin Street  
Chapel Hill, NC 27514

Tel: 919.968.7226  
Fax: 919.968.7995

[www.millhouseproperties.com](http://www.millhouseproperties.com)  
millhouseprop

## **Southern Village Homeowners Association BOD Meeting Minutes**

**Building 1 Shared Offices**

**1506 E Franklin St., Suite 300**

**Chapel Hill**

**June 9 @ 6:30 PM – 8:30 PM**

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

The meeting was called to order at 6:40 PM.  
A quorum was established.  
Agenda approved with addition of Treasures Report  
No open comments.  
The minutes from  
April 14, 2020 SV HOA BOD unanimously approved.

### **Treasurers Report**

Alan reported that Tara shared with him the January 2020 financials and what they looked like with the new AppFolio system. It was determined that they are more than he needs, and Alan and Tara will sort through what he will share with the BOD going forward using "exception reporting". Tara will then be able to generate monthly financials through May for Alan and Mill House to review.

### **BOD Updates:**

#### **Management Contract RFP**

Alan has asked Hurt Covington to join the committee along with himself and Rana Singh. They will finalize an RFP and send to 4 management companies. Once they receive information they will share with the BOD.

#### **Foreclosure Discussion**

It was decided that the BOD will wait until foreclosures are permitted again and at that time the BOD will ask Tara to have the lawyer send a second "notice of intent" to the homeowner. If there continues to be no response following the additional letter the BOD will vote on whether to proceed with the foreclosure.



## **Cemetery**

Alan and the committee had two recommendations for the BOD to consider.

- 1) A battery-operated camera be installed in a tree near the cemetery to monitor activity. The camera will need to be serviced once a month and Mill House (Ruppet) will be responsible for the maintenance.
- 2) A historical marker be placed just outside the cemetery noting the families buried there as well as reference the burial site located nearby.

The committee would like to see this historical cemetery be highlighted on the SV website with a possible link to the county site which highlights the cemetery as well. The BOD decided both were great ideas and would like to know the cost, the committee can spend \$500.00 immediately and come back to the board should the costs exceed this amount.

## **Website**

Susana will write a post for Mill House to send as a blast to the Southern Village community requesting a volunteers to help determine what content they would like to see in a new website.

## **Parks**

Mr. Moore is in the final stages of completing his report. Susana will share once it is done. She has also reiterated that the board is still waiting on some recommendations for the parks highlighted by the BOD earlier (Arlen Park, corners of Brookgreen and Edgewater and the Edgewater Park), as well as some over all conclusions on how to best make the common areas/parks in SV inclusive of all ages and varied uses.

## **Manager's Report**

Alleys, Patsy reached out to Tony Johnson at Pave A Lot and has shared a SV alley site map for him to review. He will visit SV and make an assessment as to whether he can work with us at this time. If he can, Patsy will set up a meeting with Alan and Tony to walk the alleys together.

Benches are order and waiting to be shipped, they will be installed by the playground vendor (Total Recreation Solutions). At the same time, they will repair the playground equipment at both Edgewater Park and Highgrove Park (following annual inspections), they will install two bike racks at Highgrove Park. Market Park needs a trash receptacle, Mill House will order and get installed. The park equipment needs to be painted and sand needs a refresh (maybe just cleaned and regraded in areas) Mill House will get proposals for both. Mill House is also looking at the cost to replace the basketball backboards at Central Park basketball courts.

ARB, meeting is Tuesday, June 16<sup>th</sup>.

Davey Tree is working on raising tree canopies throughout the neighborhood.



DragonFly Pond is hiring an engineer to make an assessment and proposal at Pond 1 for the possible installation of a forebay to help control the accumulation of sediment. It was determined this solution will help long-term by eliminating the buildup of sediment at the far back side of the pond. It will collect the sediment underwater and will have to be cleaned out every 5-7 years at a much lower cost (estimated at \$2500.00). In 2018 the HOA spent \$10,000.00 to remove the sediment build up and two years later it has accumulated again (removal this time estimated between \$10,000.00-\$14,000.00). Increased rain falls and heavy storms are the cause, plus the pond was built without a forebay, meaning there is no where for the sediment to go. While on site the engineer will assess the outlet pipe at pond 2.

Town Homes, new roofs are on at TH2, Greenview (odds). Highgrove is in the middle of trim repairs and paint project. Town Home I is waiting on proposal for trim and paint project.

Meeting adjourned at 8:20 PM

**Next BOD is Tuesday, September 8, 2020 at 6:30 PM. 101 Market street, Conference Room**