

Southern Village Homeowners Association BOD Meeting Minutes
Building 1 Shared Offices
1506 E Franklin St., Suite 300, Chapel Hill or
Zoom
November 10, 2020 @ 6:30 PM – 8:45 PM

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

The meeting was called to order by Susana at 6:40 PM.
A quorum was established.
Agenda approved.

Open comments.

Susanna T. asked about a noise complaint and how best to handle, discussion was had and all were in agreement, a call to the town first was the best approach and they would direct the resident from that point.

Alan brought up a recent discussion from the town council meeting regarding the discontinuation of leaf removal in the City of Chapel Hill and how would this effect Southern Village and the greater picture of storm water management. Alan agreed to reach out to the mayor and see if there was any weight to this suggestion and make her aware that if so, the SV HOA BOD would send a response to the council.

The minutes from September 8, 2020 SV HOA BOD unanimously approved.

Treasurers Report

Alan reported he had not seen a final version of the October financials but as far as he could tell the budgets are on target to date, with respect to expenses and income everything was in line.

Patsy mentioned the pending 2021 budgets which are still in process as Mill House collects some additional proposal to submit. It was decided the board would have a special budget meeting on Tuesday, December 1, at 6:30 PM to discuss, vote on and approve the 2021 budget. Any HOA assessment increases will be discussed at this time, including condominiums



(mentioned at an earlier meeting by Susanna T with a request to consider holding at last year's rate). Any change to HOA assessments will be communicated to homeowners following the meeting by Mill House.

The Board moved into executive session at 6:55 PM to discuss new management search. (Patsy was not included in the conversation).

The board came out of session and invited Patsy back to the meeting where the board shared the news that Mill House Properties would receive a three-year contract with Southern Village HOA. The new contract will include an annual review with the board.

BOD Updates:

Management Contract RFP

Awarded to Mill House Properties. Patsy and Adam Jones will draw up a new contract and submit to Alan and the board for review and signature.

ARB Committee

Gregg Melville has stepped off the ARB effective immediately, due to time constraints. The board discussed appointing Amy Gitterman as a committee member, Amy has been serving on the ARB already. Susanna T made a motion to appoint Amy Gitterman effective immediately to the ARB, Alan second, motion approved.

The ARB would like Chris Simmons to be appointed to Bob Murder's seat when he steps down at the end 2020. The board would like to meet Mr. Simmons and it was agreed Patsy would invite him to the Zoom meeting on December 1st.

Cemetery

Both cemeteries are scheduled to be cleared this week and surveillance signs will be posted as soon as the order is complete.

Website and Parks

Susana drafted an email for Mill House to send out to all SV residents seeking volunteers for two ad hoc committees, 1) Parks and Common Areas and 2) Website and announcing one open SV HOA BOD seat. Mill House will send via AppFolio, collect names and contact information and included Susana on correspondence.

Parks

The board reviewed a proposal from a homeowner offering to pay for and install a new swing set in the community, the proposal included two possible sites, one near the Scroggs Pond and a second near the Merritt Park Townhomes. After a brief discussion regarding best site locations, Nancy made a motion to accept the donation, Rana second, motion approved. Mill



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House will let the resident know the board is grateful for the generous donation and after some investigation into the use of the proposed land, they will reach back out and coordinate the installation of the swing set.

Manager's Report

Alleys, Patsy and Alan shared they had met and walked several alleyways with Tony Johnson from Pave A Lot, this was helpful in determining the current condition of the alleys and as a starting point to create a long term plan for future repairs and asphalt overlay. The current proposal to repair and overlay two alleys is substantial but it was agreed the two alleys proposed are two of what would be in the "poorest" condition in Southern Village. Patsy did a quick cost compare and determined the proposal from Tony is competitive. The board agree to proceed with the current proposed repairs. Patsy will reach back out to Tony, confirm the alleys, and request an extensive study of all alleys in Southern Village when the proposed repairs are completed.

ARB, see discussion above. Mill House has started approving solar panel requests in the office. Like all ARB approvals, these will continue to appear on the ARB reports submitted monthly to the board.

Trees, it is estimated that approximately 40 trees will need replacement in 2020, Patsy and Davey will confirm this number and report to Susana any changes.

Ponds, all remediation is complete, and inspection should be taking place shortly and will be submitted to the city upon completion.

Townhomes, for budgeting our purposes, Mill House is seeking proposals for a limited number of roof replacements at both TH II and Highgrove TH and a second proposal at TH I for siding and trim replacement and painting.

AGM is scheduled for Tuesday, February 9, 2021. It is possible this meeting will not take place in person and will therefore be a mail in meeting. Mill House will monitor. Packet will have to be sent out by January 9, 2021.

Other Business

Meeting adjourned at 8:03PM

BOD will meet Tuesday, December 1, 2020 at 6:30 PM. Location TBD (for special budget session)

Next BOD Meeting is Tuesday, January 12, 2021 at 6:30 PM. Location TBD