

Southern Village Homeowners BOD Meeting Minutes
January 12, 2021 @ 6:30PM
Zoom

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

Meeting called to order by Susana at 6:35PM

Quorum established.

Agenda Approved with one addition, approval of December Budget Meeting Minutes.

Open Comments: Alan suggested to have “consent approved agendas” going forward.

November and December 2020 Minutes Approved (motion made by Nancy, second by Rana, all in favor)

AGM February 16, 2020 @ 7PM (Discussion)

Format decided, “By Mail Meeting with a Zoom Call”.

Packets will be emailed (and mailed as needed) they will include president’s message, treasurer report (side show), 2021 budget, bio of resident running for the board and the ballot with approval of 2020 AGM Meeting minutes (included in packet) with a space for questions to the board. Ballot must be emailed or mailed back to Mill House Properties by February 9th EOD. The mail in ballots will determine quorum. Questions will be answered by the board on the Zoom call and posted to the SV HOA website.

Treasurer Report: 2021 final budget was been shared with the board following the 2020 December budget meeting where the budget was approved. Alan will get a slide show to Mill House to be included in the AGM packet.




Board Reports: Susana reported the Ad Hoc Parks Committee has 5 possible members, she will reach out and make an introduction and get the conversation started. Patsy has emailed Natural Trails, NC to see if they are available for a meeting with Susana. Patsy will follow up.

No website committee. No volunteers.



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Chris Simmons was appointed to the ARB Committee (Alan made the motion, second by Rana, all in favor)

Cemetery Report: Camera to be purchased by HOA will cost about \$400.00. Monitoring will be the responsibility of Mill House. Camera footage will not be viewed unless there is damage at the grave site. Single camera will be focused on the gravestones only.

Management Report: Patsy will work directly with Rana on 2021 proposed townhome projects. Highgrove and TH 1 roof replacements. Westend landscaping and installation of new mail kiosk. TH 1 siding replacement and trim repair project.

Patsy mentioned Mill House had received an inquiry about possibly tearing down a house in Southern Village and building a new home. The board agreed that however unusual the neighborhood is, almost 30 years old, and this may come up. There is nothing in the declarations against doing so. Mill House will respond to the builder; they will have to follow, submit an Application for Architectural Review, and follow both the ARB guidelines and SVHOA declarations (building specs).

New Business: AirBNB in SV and City of Chapel Hill. No known rules against these rentals in SV HOA documents. City of Chapel Hill has this topic on the agenda. Mill House will continue to stay on top of this topic.

Chickens/Roosters in Southern Village. Town ordinance is clear: no roosters are allowed. The HOA will follow town rules regarding chickens for now.

Meeting Adjourned at 7:47PM.