

Southern Village Homeowners BOD Meeting Minutes
April 13, 2021 4PM – 5PM, Zoom

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

Meeting called to order at 4:01PM by Susana Dancy
Agenda Approved
February BOD Meeting Minutes Approved

Treasurer Report. Alan reported he has approved the January and February financials with Tara. Alan signed and Mill House mailed the 2020 taxes.

Board Updates

Alleys Alan shared an alley update. Paving Professionals, Alan and Patsy will meet on site to review project before scheduled work is to begin. Mill House has sent initial notice to owners with logistics and notice to clear any encroaching landscape/materials in the alleyway. Communication will be key to the project and Mill House will be certain to mail, email and deliver all notices.

Parks Susana shared lots happening. Met with committee and reviewed the “work in progress” with the group. Committee is enthusiastic and has good ideas. Susana will keep them up to date on progress at Edgewater Park and the corner parks located at intersection of Edgewater and Brookgreen. Both Matt Malone with NC Naturalist (corner parks) and Caroline Tilley Asher, Landscape Architect (Edgewater Park) are already working on designs. Susana shared initial concepts and asked for board feedback. Board approved initial ideas and Ben suggested assessment increase, if necessary, to fund the capital improvements. Alan also voiced support for a dues increase to replenish reserves if proposals are more than the budgeted \$50,000 for parks improvements. Susanna T. voiced concerns about the impact of dues increases on people with fixed incomes. No decision was made. Mill House will update the website with park information as work begins. Mill House will contact Edgewater Place IV for permission to use and maintain common area across greenway path from Edgewater Park. Picnic tables scheduled to arrive in April and will be set up as follows: 1) basketball court, 1) Central Park, 2) Edgewater Park and 1) Calderon Park.

ARB Sam attended the last ARB meeting on Tuesday, March 16th. Would like to be sure Mill House is checking applications for completeness before passing on to the ARB. This is to help the committee review and take action the first time a project is reviewed and to reduce delays for homeowners. Mill House will work to tighten up the application review process.

Management Updates

Townhomes Westend, new mail kiosk installed. Landscape project completed. Townhome I, siding replacement project has started will take 6-8 weeks. Townhome II, limited roof replacement at 400-422 Copperline complete. Highgrove, Glade Street roof replacement to start April 19th and will take 4 weeks.

Mill House updated the board on two ongoing discussions with the Town of Chapel Hill. Tree removal and sidewalk replacement: the town will review its current policy and adhere to the mutually agreed upon policy to engage the HOA arborist if tree removal is necessary when Public Works Department is replacing a sidewalk. Susana has asked John Christian to follow up with town and assist in facilitating a conversation if necessary, to make any changes to the current policy. Impervious surfaces: Mill House has been working with the town to assist in determining the current impervious surface available in Southern Village. Mill House has tracked impervious surfaces in the common areas for the past 10 years. The board directed Mill House to continue its existing practices and should not be responsible for tracking any information for individual homeowner lots. Alan will join Michelle and Patsy on April 15 on a Zoom call with the city.

Rana made a motion to adjourn the meeting at 5:10 PM, Sam second. Meeting adjourned.

Next Meeting is currently schedule for Tuesday, May 4th at 4 PM.