

Southern Village Homeowners Association BOD Minutes
January 17, 2022, 4:00 PM, Zoom

Present: Susana Dancy, President
Rana Singh, Vice President
Sam Benen, Treasurer
Patsy Smith, Mill House Properties

Quorum Established, Meeting called to order at 4:01 PM by Susana Dancy
Agenda Approved
November BOD Meeting Minutes Approved (via email)

Treasurer Report Patsy screen shared the proposed 2022 SV HOA operating budgets (including alleyway and all sub associations (townhome groups)) for the board to review. Patsy asked for an increase to budget line "Major Pond Maintenance" in the SV HOA from \$15,000.00 to \$25,000.00. The increase reflects schedule work of \$10,000.00 in 2021 which did not get completed in December and will now be completed with the scheduled work for 2021 which is proposed at \$15,000.00. All other budgets were reviewed with no changes. Sam made a motion to pass the 2022 operating budgets as presented w/the change to Major Pond Maintenance budget line of an increase to \$25,000.00, Rana second, motion passed.

Sam asked the board for formal permission to move up to \$300,000.00 from reserve accounts at Pinnacle Financial Partners to US Treasury Securities. Susana made the motion to allow Sam Benen to move up to \$300,000.00 from reserves at Pinnacle Financial Partners to invest in US Treasury Securities, Rana second, motion passed.

BOARD UPDATES

Parks Susana clarified the difference between "park maintenance and park improvements", maintenance will refer to ongoing upkeep and repairs, improvements will include the addition of new park equipment and/or landscape materials. Management recommends the HOA make 2 improvements in 2022; 1) resurface the basketball court and purchase new post/backboards and nets at Central Park, 2) replace the 20-year-old fence at Pond 4 (Scroggs). It was also noted in 2021 the board approved improvements for the 2 Corner Parks at Edgewater/Brookgreen and in Arlen Park (pathways and cemetery). Sam asked for Market Park to be looked at for some maintenance issues and management will follow up.

ARB 2 members, Amy Gitterman and Jennifer William are stepping down in February. The board thanks them for the years of service and volunteering in Southern Village. The committee is looking to add two new members, who the board will appoint in February.

Management Updates AGM is Tuesday, February 15th at 7:00 PM the board agreed to the format, "By Mail" and Zoom Q&A on the 15th. Patsy reported there will be two candidates for the ballot in February. The AGM packet will go out to all HOA members ASAP via email and for those who do not have an email with MHP it will be mailed. The packet can also be found on the SV HOA website and in AppFolio owner portals.

Townhomes Contracts will be signed by Mill House Properties for roof replacement at TH II (401 Copperline Drive) and Highgrove TH (Westside Drive). Patsy will notify owners when work is scheduled. MHP will get a second proposal for TH I siding replacement and paint project for 2022.

Ponds Repairs will be done at Pond 3 and all ponds will be ready for inspection by the end of the month. Dragonfly will arrange inspection with the Town of Chapel Hill.

New Business Sam asked for the board to consider forming an Ad Hoc Sustainability committee to look at ways in which the neighborhood can work toward a more sustainable community. Sam offered to lead this to committee and will start to look for some volunteers. Susana reported it is the boards job to appoint a committee and when they have volunteers in place they will do so.

Meeting Adjourned at 5:00 PM.

Next Board Meeting will be immediately following the AGM on Tuesday, February 15, 2022, time TBD.

SV HOA AGM will be By Mail with a Q&A by the board on Zoom, Tuesday, February 15, 2022 at 7:00 PM.