

Southern Village Homeowners BOD Meeting Minutes
April 12, 2022, 5:30PM via Zoom

Present: Susana Dancy, President
Rana Singh, Vice President
Sam Benen, Treasurer
Kevin Kelly, Member
Dennis Carmody, Member
Patsy Smith, Director of HOA Operations, Mill House Properties

Meeting called to order at 5:01PM by Susana Dancy

Agenda approved with addition of “website update” by Kevin Kelly under “other business”

Open Comments- None

February BOD Meeting Minutes were approved by email.

Board Reports

Treasurer- Sam reported that \$300,000 had been moved from the townhouses and master association reserve bank accounts to two US Treasury bonds: \$150,000.00 in a 2-year note maturing in March 2024 and \$150,000 in a 3-year note maturing in March 2025, with expected annual interest payments of approximately \$6,000. Sam reminded the board that the bonds can be sold prior to their expiration, if needed.

Susana reminded the board that a Reserve Study was done at the board’s request in 2016 and the recommendation of the study was to have between \$100,000 and \$125,000 available in reserves. Susana said the board at that time evaluated the options for the excess reserves and recommended spending down the reserves on common area improvements. Over the past three years, the board has prioritized the HOA-owned parks, which were identified by the NC State study as an area where the HOA could be inclusive of more age groups and abilities. The only capital maintenance items for the SVHOA Master Association that draw on the reserves are the ponds, parks, and stone wall structures, which are inspected annually. In case of a catastrophic event where there is substantial damage to any of the above, the HOA carries insurance to cover these entities.

ARB- Sam is the liaison and reports the current committee is under good direction and will lean on him only in cases of conflict that may need the boards attention.

Parks- The board approved via email prior to the meeting the proposal to expand the area enclosed by the fence surrounding Pond 4. Susana reported that the new fence was being installed at Pond 4, now Aberdeen Park, and it will have three gates to enter. Particular attention will be given to making the double gate off the pathway on Aberdeen Drive accessible to those in wheelchairs. Emails from residents regarding the new fenced area have been positive, with

one individual suggesting that swings might be preferable to picnic tables, as a furniture option for the park.

The Parks Committee still needs to meet regarding the Corner Parks. Susana will try to encourage a meeting with the park designer used for other HOA parks, to help move the process along. Edgewater Park,

Market Park had a cleanup day on April 9th and Mill House will follow up on some repairs that need to be made at the park.

Central Park, Susana asked board members to look at 1) adding a 4ft fence to run behind the current landscaping to help keep soccer balls from going into the street and 2) the removal of the baseball backstop that sees very little use and without it the usable recreation space could be made larger.

Mill House presented the board with a proposal for new basketball posts, backboards, and nets to include installation and removal of the old equipment. Dennis made a motion to approval the proposal from Elite Play Equipment in the amount of \$6,896; Rana seconded, and motion passed. Mill House will sign and get scheduled.

Sustainability- Sam reported they have a strong committee and have met twice already to discuss their objectives. The committee would like the HOA to discuss the possibility of using electric power leaf/grass blowers with the landscape provider, Ruppert Landscaping. Mill House will discuss the feasibility and price of the Ruppert using electric or battery-operated leaf blowers instead of gas-operated blowers. They would also like to conduct a survey seeking neighborhood feedback on interest in acquiring scale pricing for solar power roofing. Mill House will see if AppFolio can generate and send surveys.

Social Event- Susana discussed details surrounding the social event hosted by the board, inviting committee members to a BBQ, as an opportunity to get to know one another and thank the members for volunteering. BBQ will be held Sunday, April 24th at 4:30PM at Central Park (soccer field). Mill House will send an invite and look at available catering options.

Management Report- Roof replacement at Highgrove Townhomes on Westside Drive is scheduled to start Monday, April 18th weather permitting. Alleyway proposals will be shared with Rana and the board. In 2022 the HOA is looking to repair and overlay 3 alleys identified by Paving Professionals as needing to be resurfaced.

Other Business- Kevin reports he has solicited 2 bids for SV HOA website updates and will share with the board once he has them, he has done the preliminary work to understand what the board is looking for in an updated website.

Motion made by Kevin to adjourn the meeting; Rand seconded. Meeting adjourned at 6:22PM.