

**Southern Village Homeowners BOD Meeting Minutes
January 25, 2023, at 5:30PM via Zoom**

Present: Susana Dancy, President
Sam Benen, Treasurer
Kevin Kelly, Member
Dennis Carmody, Member
Patsy Smith, Director of HOA Operations, Mill House Properties
Tara Lacara, Finance Manager, Mill House Properties

Meeting called to order at 5:31PM by Susana Dancy

Agenda Approved

November BOD Meeting Minutes Approved

Open Comments-

- Kevin shared positive feedback he has received from neighbors enjoying the new soccer goals at Central Park and recognized the Parks Committee for doing a great job in 2022 on our parks and common areas.
- Kim Van Horn and Suzanne Lyman were present for the meeting, both are candidates for the two open board seats in February.

Board Reports

Treasurer- Sam discussed the search for a new accounting firm to prepare Southern Village taxes, accounting reports and conduct a review if/when needed. A motion was made and passed to change firms to Bernard Robinson LLP. The board approved the necessary funds for Bernard Robinson to prepare a compilation of statements for SV HOA for the past two years. Tara will follow up and sign a letter of engagement with the new firm.

Parks- The board again reviewed proposals for Corner Parks from Ruppert Landscape and NC Building. A motion was made and passed to approve Ruppert Landscape proposal in the amount of \$51,050.00 to grade, install hard scape materials and landscape materials at the parks. A motion was made and passed to approve the proposal from NC Building Co. in the amount of \$24,000.00 to build the gathering shelter at the Corner Parks. Discussion was had around the arbors for the parks and it was decided to ask NC Building for clarification on the cost. Patsy will follow up and report back to the board. Patsy will get a final drawing of the proposed gathering shelter to share with the ARB for review.

Patsy shared a proposal for work on the pathway leading to Scroggs located at the Aberdeen Pond Park (the path closest to the condominiums). The board voted for and approved the proposal from Ruppert Landscape in the amount of \$2,817.00, to grade and install new Chapel Hill grit to the existing path to help eliminate the trip hazards. Susana asked for Ruppert to please

add grit to the pathway on the opposite side of the pond, which was worked on the past summer and has washed away.

Kevin brought up for discussion the drainage at the soccer field at Central Park. Patsy agreed to set up a meeting with Ruppert Landscape and include Kevin for further discussion and possible solutions to drainage issues at the field and basketball court.

Sustainability- Patsy reported the CompostNow containers are in place behind 100 Westgreen, signs have been posted as to how to use and what can/can not be disposed of in the compost bins. Continued discussion was had about the use of blowers in SV and a plan to work with Ruppert on the reduction of the use in the common areas and possibly at the townhome groups. It was suggested that even if they are used half of the time this would be a good start and heading in the right direction to further reduce the pollution they emit.

Management Report- Southern Village HOA AGM date and format were discussed. The board will host a BY MAIL meeting again in 2023 on Monday, February 27. The meeting will be in two parts, one will be BY MAIL, the AGM packet with ballot will be emailed to all homeowners as soon as it is completed and reviewed by the board. The second part of the AGM will be a ZOOM call hosted by the board to include questions from homeowners in SV. Packet and meeting details to be posted in AppFolio and on the SV HOA website.

Patsy reported Tess Wesley will be leaving as chair of the ARB, Diane Covington has agreed to chair the committee. Chris Simmons is also finishing his term in February. The ARB will need two committee members. Patsy will contact all committees (ARB, Parks and Sustainability) to see who would like to serve another year.

Discussion was had regarding a “fort” being built off the creek behind a home (and likely in the common space), the structure feels very permanent for the common area and possibly unsafe with its proximity to the creek. The homeowner said he wanted the board to review and if they did not think it should be there, he would take it down. It was decided that Mill House would contact the owner and ask for it to be removed.

Meeting Adjourned at 7:00PM.

Next BOD Meeting Monday February 27, 2023, immediately following the AGM via Zoom