

**SVHOA Board of Directors Meeting Minutes
Tuesday, February 18, 2025, 8:00 PM, via Zoom**

Present:

Kevin Kelly, President
Rana Singh, Vice President
Kim Van Horn, ARB Liaison
Chris Stas, Member
Suzanne Lyman, Secretary/Treasurer
Michelle Johnson, Property Manager

The meeting was called to order at 7:54 PM by Kevin.

The agenda was approved unanimously.

Open comments:

As a follow-up to a previous meeting, Kevin Kelly asked if the SV soccer field maintenance that has been contracted has been performed

- Answer: MillHouse will check with the contractor and confirm, as the recent weather has not been conducive to field maintenance!

As a follow-up to previous meetings, Kim Van Horn asked:

- Were separate checking accounts set up for the separate townhome communities?
 - o Answer: This is in progress by the Treasurer, as 2 communities (Townhomes I and II) can have accounts set up as subaccounts under the SV HOA account at this point, but one townhome community has negative funds now, so it cannot be set up, and Westend Townhomes is in the process of setting up their own HOA, so they will manage setting up their own separate account.
- What is the status of painting/trim work on Highgrove townhomes?
 - o Answer: The work is scheduled for May of 2026, when that townhome group will have sufficient funds to pay for the work.

- What kind of trees were recommended by Robert Murden (SV neighbor & professional arborist) for SV to replace any removed trees with?
 - o Answer: Kevin sent out the email from Robert Murden to the Board, but will re-send; Mr. Murden specified 7 different trees
- Were corrections made to recent Giles/Flythe Townhome Reserve Study ordered by the SV Board that were identified by Suzanne Lyman in previous meeting?
 - o Suzanne clarified that: 1) after checking with MillHouse, she now believes the starting reserve amounts for each townhome group were correct in the original study, 2) the study will remain projected out 30 years, since it is instructive to include the next roof replacements in 20 years, 3) Suzanne requested unclear language in the study with regard to “trim and painting” delete the word “trim,” in order to be accurate, and 4) the painting of siding was corrected to indicate that this maintenance is done every 10 years (not every 5 years)
- Was clearing of townhome gutters completed?
 - o Answer: MillHouse confirmed this was done.

Election of officers:

Kim made a motion that we keep all SV Board of Director Officers in their same positions. This was approved unanimously.

Board Meeting schedule:

March 26, 2025

May 13, 2025

September 9, 2025

November 11, 2025

These dates were agreed upon, however it was noted that as meeting dates approach, they could be modified as needed.

Resident Satisfaction Questionnaire:

Board member Chris Stas has drafted a survey that MillHouse will send to the neighborhood to ascertain the satisfaction level of residents in 5 categories. The survey aims to get the pulse of the neighborhood and how homeowners feel about: 1) how the board is performing, 2) maintenance of parks and playgrounds, 3) how dues are spent, 4) budgeting concerns, etc.

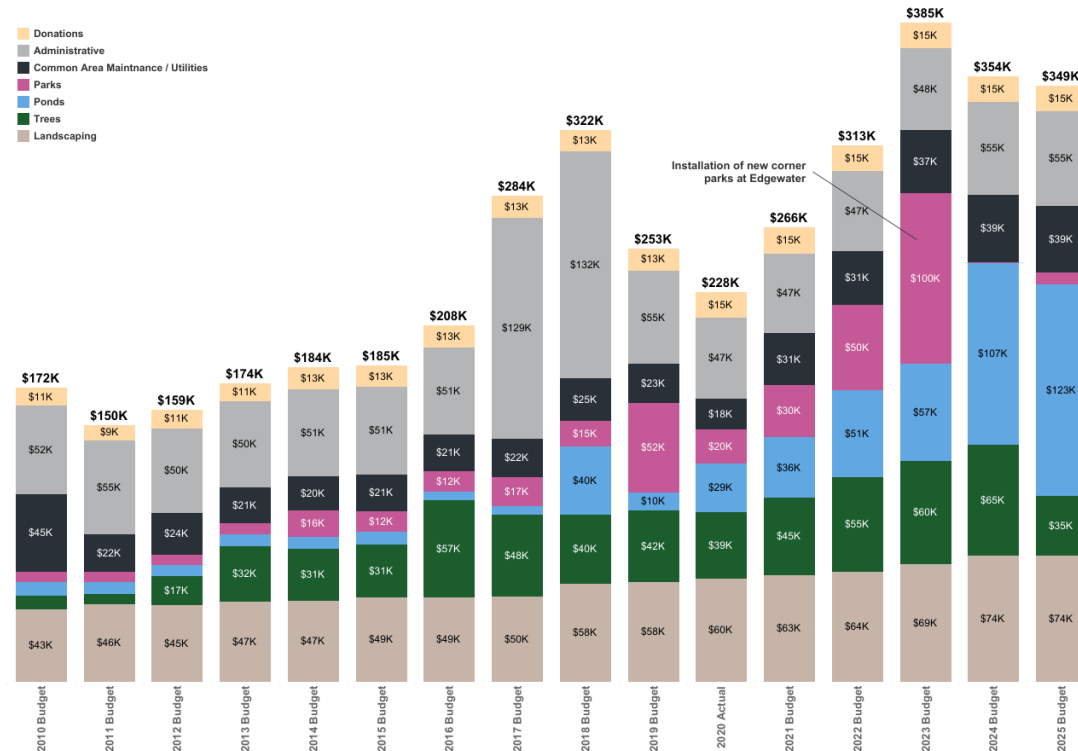
There will also be opportunities for written comments on the survey. Chris will send a word document to the board members for their comments/approval, and upon Board agreement he will send a Google document to MillHouse to distribute to homeowners.

Historic SV HOA Expenditures:

Board member Chris Stas developed a visual showing SV HOA budget expenditures from 2010 to 2025 in order to provide historic context to spending. The board decided to post this chart on the website and include with the post some observations that Chris made, for example, over the course of the last 15 years, the board has spent \$600,000 on trees, and trees comprise 15% of the budget expenses and they are the third largest expenditure. The chart is included here:

Southern Village HOA Budget* 2010-2025

*actuals used when budget isn't available



The NC Symphony expense is listed under “donations”.

ARB Report:

The school bus that was parked on the street in SV (as well as the van with expired plates owned by the same neighbor) has been removed; no action is needed.

Kevin adjourned the meeting at 8:27 PM.