

**VILLAGE ON THE GREEN HOMEOWNERS ASSOCIATION  
ANNUAL MEETING MINUTES  
January 14, 2008**

**CALL TO ORDER**

The meeting was called to order by President, Roy Wergers on Monday, January 14, 2008 at 7:20 p.m. at the Kings Point Church of God.

**ATTENDANCE**

Board Members in attendance were Roy Wergers, Steve Blackburn, Dale Skelton and Barb Freudemann.

Management was represented by David Brock of Towne Properties.

**PROOF OF NOTICE**

Management presented the Proof of Notice of the Annual Meeting, which was sent to all homeowners in December 2007.

**DETERMINATION OF QUORUM**

A quorum was established, as 20% of the members were present in person or by proxy.

**APPROVAL OF PREVIOUS MEETING MINUTES**

The Board reviewed the 2007 Annual Meeting Minutes. A motion was made by Dale Skelton and seconded by Steve Blackburn to approve the minutes as submitted. Motion carried.

**APPOINTMENT OF BALLOT INSPECTORS**

Dale Skelton stated that the volunteers to count the ballots were Bob Biddle and Donna Tedrick.

**REQUEST FOR NOMINATIONS FROM THE FLOOR**

Roy Wergers opened the floor for nominations. Barb Mirlisena nominated Mike Bolender. Mike Bolender accepted the nomination to be a representative for Greentree Village.

**ELECTION OF TRUSTEES**

Roy Wergers stated that there were five (5) seats open for election. Greentree Village representatives on the ballot were Ken Hastings, Julie Haley and Mike Bolender. Crystal Cove representatives were Gary Gibson and Dan Kallmyer. Raintree Village representative was Roy Wergers and Trustee Member at Large was Barb Freudemann.

With the ballot officially presented to the membership, Roy Wergers asked each candidate to speak briefly about themselves.

Management explained the voting procedure. The members were to vote for five (5) candidates to fill five (5) vacancies.

**OFFICER'S REPORTS**

**President's Report**

The President's Report was presented by Roy Wergers, which reviewed the past year of 2007, including its projects and accomplishments. He also stated some of the future projects for 2008.

## **Treasurer's Report**

Management presented the Financial Report, which included.

### **Financial Report**

As of December 31, 2007 the Village on the Green Homeowners Association had \$41,974.71 in operating cash, with a reserve account balance of \$139,492.62. The total income year to date is \$209,033.40 with expenses of \$189,217.95 resulting in a positive variance of \$19,815.45.

As of December 31, 2007, the Salt Run Village had \$5,657.22 in operating cash, with a reserve account balance of \$105,237.04. The total income year to date is \$70,993.10 with expenses of \$68,336.38 resulting in a positive variance of \$2,656.72.

As of December 31, 2007, the Raintree Village had \$5,345.16 in operating cash, with a reserve account balance of \$38,894.50. Total income year to date is \$47,385.60 with expenses of \$42,040.83 resulting in a positive variance of \$5,344.77.

As of December 31, 2007, the Crystal Cove Village had \$1,420.31 in operating cash, with a reserve account balance of \$6,318.07. The total income year to date is \$45,453.44, with expenses of \$48,870.74 resulting in a negative variance of \$3,417.30.

### **Delinquency Report**

As of December 31, 2007, the Village on The Green had a total of \$4,178.02 in outstanding fees.

The Salt Run Village had a total of \$9,629.13 in outstanding fees.

The Raintree Village had zero in outstanding fees.

The Crystal Cove Village had a total of \$3,794.36 in outstanding fees.

## **COMMITTEE REPORTS**

Preservation/Design & Review Committee – Barb Freudemann presented the Preservation/Design & Review Committee Report.

Social Committee – Bonnie Wergers presented the Social Committee Report.

Pool Committee – Laura Bolender presented the Pool Committee Report.

Neighborhood Watch Committee – Donna Tedrick and Kathy Hastings presented the Neighborhood Watch Committee Report.

Website and Newsletter Committee – Dale Skelton presented the Website and Newsletter Committee Report.

## **OPEN FORUM**

Steve and Debbie Carter, 7807 Wilderness Way, made a request to have the Board review the issue of standing water at the back property line in their backyard. The Board stated that would review the issue and get back with them.

Tom Haley stated interest in putting a large evergreen tree near the pond across from the Clubhouse as a memorial or an appreciation tree. He also spoke of the need for increased participation from volunteers in the community to organize some new social events.

Roy Wergers stated that he would like to see a better communication process between the management company, the Board and homeowners. One suggestion was made to create representatives from each village to help channel the homeowner's comments and questions to the Board Members. It was asked by the Homeowners if there is a system in place to evaluate the management company. Roy Wergers explained that there was and the Board is sent evaluation forms each year.

A homeowner wanted to know what we could do to sell more homes in Village on the Green and that the \$600.00 a year Association fee seemed a bit high. Other homeowners commented that in comparison to other new communities and the number of amenities that we have, \$600.00 is not that high. It was noted by another homeowner that we really have a great community to offer and that the homeowners and Board need to work together to keep it that way.

Barb Mirlisena commented that we compared Village on the Green to a number of other neighboring communities, and even in Loveland, we found our fees to be comparable. She also noted how many more amenities we have compared to other communities. Barb Mirlisena also noted that the struggle to stay on budget is also determined by the delinquencies. She stated how important it is for every homeowner to pay their Association fee so that we can meet budget and do not have to raise Association fees, due to uncontrollable delinquencies.

A homeowner asked if Village on the Green could offer its Association to new homes being built in Bishops Bend. The answer was no. They cannot join our Association, as they have already elected to establish their owner covenants and Homeowner's Association.

Roy Wergers mentioned that the Board has acquired a volunteer insurance for the Association if insurance will let the Association get more community projects completed with help from the community volunteers and help save money on the budget. Roy stated that he was glad to have this insurance in place and hoped it would not only save money, but also bring the community together.

### **ELECTION RESULTS**

For all the candidates on the ballot, the winners were:

Ken Hastings	Greentree Village Representative	182 votes
Barb Freudemann	Member at Large	165 votes
Roy Wergers	Raintree Village Representative	119 votes
Dan Kallmyer	Crystal Cove Representative	103 votes
Julie Haley	Member at Large	101 votes

### **NEXT MEETING DATE**

The next meeting was scheduled for March 24, 2008.

### **ADJOURNMENT**

There being no further business to come before the Board, the meeting was adjourned at 8:15 p.m. Motion carried.