

**VILLAGE ON THE GREEN HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
September 25, 2006**

CALL TO ORDER

The meeting was called to order on Monday, September 25, 2006 by Board President, Gary Gibson at 7:30 p.m. at the Village on The Green Town Hall Clubhouse.

ATTENDANCE

Board Members in attendance were Gary Gibson, Nicole Murphy, Barb Mirlisena, Lew Snyder, Roy Wergers and Dale Skelton.

Board Member, John Boccher was absent with notice.

Management was represented by David Brock of Towne Properties Asset Management Company.

APPROVAL OF PREVIOUS MEETING MINUTES

The Board reviewed the July 17, 2006 meeting minutes. A motion was made by Barb Mirlisena and seconded by Roy Wergers to accept the minutes as submitted. Motion carried.

MANAGEMENT REPORTS

Financial Report

Management presented the financial report as of August 31, 2006. The Village on the Green Homeowners Association had \$78,000.02 in operating cash, with a reserve account balance of \$96,537.07. The total income year to date is \$208,476.39, with expenses of \$130,432.79, resulting in a positive variance of \$78,043.60.

As of August 31, 2006, the Salt Run Village had a positive \$9,960.26 in operating cash, with a reserve account balance of \$66,330.43. The total income year to date is \$45,917.50, with expenses of \$36,060.56, resulting in a positive variance of \$9,856.64.

As of August 31, 2006, the Raintree Village had a positive \$8,334.34 in operating cash, with a reserve account balance of \$41,821.35. Total income year to date is \$29,565.00, with expenses of \$22,582.18, resulting in a positive variance of \$6,982.82.

As of August 31, 2006, the Crystal Cove Village had a positive \$5,679.20 in operating cash, with a reserve account balance of \$4,432.60. The total income year to date is \$32,949.86, with expenses of \$30,144.81, resulting in a positive variance of \$2,805.05.

Delinquency Report

As of August 20, 2006, the Village On The Green had a total of \$6,160.53 in outstanding fees.

The Salt Run Village had a total of \$8,531.68 in outstanding fees.

The Raintree Village had a total of \$248.50 in outstanding fees.

The Crystal Cove Village had a total of \$692.84 in outstanding fees.

COMMITTEE REPORTS

Finance Committee – Barb Mirlisena reviewed the financial reports. Barb presented an updated status and also noted that the Reserve Study will be received shortly, which will be needed to complete the 2007 budget. The last two bidding processes from lawn, landscaping and irrigation would help complete the operating cash side.

Design & Review Committee – Dale Skelton reviewed the Design & Review Committee Report in John Boccher's absence. Dale noted that the green spaces in Salt Run and Raintree are being looked at for cleanup process of weeds and debris.

Preservation & Wildlife Committee – Dale Skelton reviewed the Preservation & Wildlife Committee Report. Dale reviewed the condition of the wildlife pertaining to Michael, the swan, and noted that he was in good health. It was also noted that we would have to remember that he will need a straw bed built again this year for the winter.

Maintenance Committee – Roy Wergers presented the Maintenance Committee Report. Roy stated that everything is on track, as per the action log from Towne Properties.

Social Committee – Roy Wergers presented the Social Committee Report. Roy wanted to thank Patty for her organization and participation in the Fishing Tournament, as it was a very successful event.

Pool Committee – Nicole Murphy presented the Pool Committee Report. She noted that the pool is now closed for the winter.

Neighborhood Watch Committee – Donna Tedrick presented the Neighborhood Watch Committee Report.

Newsletter & Website Committee – Dale Skelton presented the Newsletter & Website Committee Report. Dale stated that he would need all information turned in by December 1, 2006 for the first 2007 Newsletter. Dale noted that Management is working with Rob Silber in getting the account information changed from Brad Amstutz to Towne Properties.

OLD BUSINESS

Sign Replacement

After reviewing the bids, a motion was made by Nicole Murphy and seconded by Lew Snyder to accept the proposal from Frontier Signs, which will be making a one-way sign for \$225.00 and street sign blades at \$175.00 each to be installed on the existing posts. The price of installation includes removing the old street signs and re-staining the posts.

Fish Stocking

As of July 18, 2006, Jones Fish Hatchery had stocked 30 Grass Carp and will later, in the fall after being able to harvest the fish from their lake, stock the remainder of the order, which includes 45 Blue Gill and 15 Large Mouth Bass.

Clarification of Definition of Commercial Vehicle in Documents

Resolution 06-1 states: Be it resolved by the Board of Trustees that the Village on the Green Homeowners Association, effective September 25, 2006. The Board formally adopted the following policy and definitions of commercial vehicle of Article 8, Section 1.8 of the Association's documents. Whereas, per Article 6, Section 1 of the By-Laws of the Association,

the Board is authorized to adopt administrative rules and regulations definition of commercial vehicles used herein means any vehicle exhibiting company names, company logos or similar writing, advertising and/or bearing equipment, supplies, racks or holders, ladders, scaffolds, etc. Signed by President, Gary Gibson; Treasurer, Barb Mirlisena; Secretary, Roy Wergers; Salt Run Representative, Dale Skelton; Member at Large, Nicole Murphy and Member at Large, Lew Snyder.

NEW BUSINESS

Trees Cut Flush and Replacement

Management brought to the Board's attention that two trees on the egress side of the entrance would need to be cut flush. Also, there is a bid coming from Blue Chip to replace the tree in front of the gazebo at the lake.

Reserve Study Reports

The Reserve Study Reports by Criterium Van Sickle Engineers have been delivered and are ready for review. A meeting was scheduled for October 10, 2006 at 3:00 p.m. to meet with Criterium Van Sickle Engineers at the Towne Properties Asset Management office to have any questions answered regarding the itemized worksheet in order to prepare the 2007 budgets.

Entrance Landscaping Lights

Management brought to the Board's attention that in the middle island there are two three-foot high post lights that are damaged and need some type of repair or replacement. Management stated that the Maintenance Committee would need to review options and select an option for repair or replacement, also noting that the light posts were damaged by traffic hitting them. The Maintenance Committee will review and report back to Management regarding requests for bids and proposals.

Next Meeting Date – The next meeting was scheduled for November 20, 2006, one week ahead of schedule due to the Thanksgiving holiday, at 6:30 p.m. at Village on the Green Town Hall Clubhouse.

ADJOURNMENT

There being no further business to come before the Board, a motion was made by Dale Skelton and seconded by Nicole Murphy to adjourn the meeting at 7:40 p.m. Motion carried.