

**VILLAGE ON THE GREEN HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
November 26, 2007**

CALL TO ORDER

The meeting was called to order by President, Roy Wergers on Monday, November 26, 2007 at 7:08 p.m. at the Village on The Green Town Hall Clubhouse.

ATTENDANCE

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

Barb Mirlisena and Laura Bolender have resigned from the Board previous to this meeting.

Barb Freudemann has been appointed to the Board.

Management was represented by David Brock of Towne Properties.

APPROVAL OF PREVIOUS MEETING MINUTES

The Board reviewed the September 24, 2007 Regular Meeting minutes. A motion was made by Steve Blackburn and seconded by Dale Skeleton to accept the minutes as submitted. Motion carried.

MANAGEMENT REPORTS

Financial Report

As of October 31, 2007 the Village on the Green Homeowners Association had \$59,645.74 in operating cash, with a reserve account balance of \$146,219.55. The total income year to date is \$206,882.48 with expenses of \$169,796.00 resulting in a positive variance of \$37,086.48.

As of October 31, 2007, the Salt Run Village had 8,513.09 in operating cash, with a reserve account balance of \$100,270.69. The total income year to date is \$61,564.70 with expenses of \$56,052.11 resulting in a positive variance of \$5,512.59.

As of October 31, 2007, the Raintree Village had \$5,649.52 in operating cash, with a reserve account balance of \$46,151.03. Total income year to date is \$41,227.80 with expenses of \$35,578.67 resulting in a positive variance of \$5,649.13.

As of October 31, 2007, the Crystal Cove Village had \$1,942.64 in operating cash, with a reserve account balance of \$6,298.88. The total income year to date is \$38,598.04, with expenses of \$41,493.01 resulting in a negative variance of (\$2,894.97).

Delinquency Report

As of November 20, 2007, the Village on The Green had a total of \$5,700.94 in outstanding fees.

The Salt Run Village had a total of \$9,126.93 in outstanding fees.

The Raintree Village had zero in outstanding fees.

The Crystal Cove Village had a total of \$4,055.91 in outstanding fees.

CD Reports:

As of October 31, 2007:

Village on The Green	Next CD to mature is 12/03/07
Salt Run Village	Next CD to mature is 12/03/07
Raintree Village	Next CD to mature is 12/03/07
Crystal Cove Village	Next CD to mature is 04/12/08

COMMITTEE REPORTS

Finance Committee – Dale Skelton stated that the 2008 budget had been prepared and finalized. He also wanted to thank Barb Mirlisena and Jeannie Gibson for their hard work in structuring and preparing the 2008 budget.

Preservation/Design & Review Committee – Barb Freudemann stated that there was no report but mentioned that the next meetings would be held in November and December. She also wanted to remind everyone to use the drop box on the lower level to submit Design Review Applications.

Wildlife Committee – Dale Skelton stated that he would continue to gather information on getting additional swans.

Maintenance Committee – Roy Wergers stated that this report would be updated under Old Business.

Social Committee – Bonnie Wergers stated that the Octoberfest and the Halloween Open House were both a success and that the next event is going to be decorating the Clubhouse for the Holidays. The food collection campaign will be given to the Warren County Food Bank. The Committee would like to plant a live evergreen tree next to the gazebo and light it with holiday lights and decorations for 2008. Bonnie stated that the Christmas Party at the Town Hall Clubhouse was scheduled for December 8, 2007 and to bring an appetizer or a dessert. Babysitting will be provided and Santa will be visiting.

Pool Committee – The pool is closed for the season.

Neighborhood Watch Committee – Kathy Hastings noted important dates for events and meetings, which will be posted in the next Newsletter. She encouraged everyone to participate and volunteer.

Newsletter & Website Committee – Dale Skelton encouraged everyone to submit ideas and information for the next newsletter publication so the newsletter can be distributed before Christmas.

OLD BUSINESS

Annual Meeting Update – The Annual Meeting has been changed to January 14, 2008. The meeting will still be held at the Kings Point Church of God starting at 6:30 p.m.

Project List Update – Items reviewed on this list included: The six community signs that were contracted to be refurbished have been completed and installed. The community street sign base pole guards have been installed. The Raintree painting project, with a few items to be corrected by the contractor, will be completed. The lower level doors of the Town Hall have been contracted to the Murphy Door Company. An order has been placed and will be installed when

the shipment is delivered. The Town Hall lower level drain excavation project under the sidewalk and the downspout off the back of the pump room has been completed. The entrance ballard lights have been ordered and are scheduled for replacement from Wire Works and should be completed by the middle of December.

2008 Budget Approval – After review by the Board, a motion was made by Dale Skelton and seconded by Steve Blackburn to approve the 2008 budget as submitted. Motion carried.

Welcome Book Updating - The Welcome Book has been turned over to Barb Freudemann and will be reviewed and checked for updated material, i.e. the Board Members. The Board will review before distribution.

NEW BUSINESS

Inspection of Raintree Gutters – After review, the Board recommended to have Ray St. Clair Roofing inspect the gutter construction on the front of the Raintree units to ensure proper drainage of the water off the roofs. Correcting the water flow off the roof through the gutter drain system would help stop the future deterioration of the wooden arches at the front doors.

7572 Lake Pointe Sidewalk Leveling – A bid was presented to the Board from A-1 Concrete Leveling to level out the front sidewalk to this unit at a cost of \$500.00. After further review, the Board agreed to table this issue and review through email to allow inspection by each member.

Gazebo, Salt Run and Crystal Cove Tree Removal and Replacement – These areas that need tree removal and replacement have been bid on by Blue Chip Landscaping and have been accepted by the Board. Blue Chip Landscaping will move forward with ordering the trees and doing the removal and replacement by the middle of December.

Lake Bubbler and Trenching for Electric – Steve Blackburn stated that there were two bids submitted for the trenching of the 100 foot ground and implement and inserting a two inch conduit with a 15 amp electrical box at the end. He stated that he would like to get one more bid for this project. Management stated that they would move forward with inquiring with Fry Electric. Also, Management asked Jones Fish Hatchery, who is installing the bubbler, if they could recommend anyone that could do the electrical work. It was also noted to have Jones Fish Hatchery ready to install the bubbler system even without the electrical trench being dug and they could get electric from the gazebo.

Next Meeting Date – The next meeting, which will be the Annual Meeting, is scheduled for January 14, 2008 at 6:30 p.m. at the Kings Point Church of God.

OPEN FORUM

Patty Blackburn wanted to thank everyone for helping to put up the Christmas lights.

John Fryant wanted to know if we were going to get any more swans.

The homeowner at 7690 Crystal Cove Point commented that his lawn is in poor shape and is looking for a better response in 2008.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 8:00 p.m. Motion carried.