

**VILLAGE ON THE GREEN HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
November 28, 2005**

CALL TO ORDER

The meeting was called to order Monday, October 24, 2005 by Board President, Brad Amstutz at 7:07 p.m. at the Village On The Green Towne Hall Clubhouse.

ATTENDANCE

Board Members in attendance were Brad Amstutz, Dale Skelton, Barb Mirlisena, John Boccher, Tom Nugen and Lew Snyder.

Board Member, Gary Gibson was absent with notice.

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

APPROVAL OF PREVIOUS MEETING MINUTES

The Board reviewed the October 24, 2005 meeting minutes. A motion was made by Lew Snyder and seconded by Barb Mirlisena to accept the minutes as submitted. Motion carried.

MANAGEMENT REPORTS

David Brock presented the Manager's Report.

Financial Report

Management presented the financial report as of October 31, 2005. The Village on the Green Homeowners Association had \$3,589.14 in operating cash, with a reserve account balance of \$68,443.29. The total income year to date is \$147,897.67, with expenses of \$147,155.12, resulting in a positive variance of \$742.55.

As of October 31, 2005, the Salt Run Village had a positive \$6,741.86 in operating cash, with a reserve account balance of \$62,913.56. The total income year to date is \$48,182.31, with expenses of \$44,756.41, resulting in a positive variance of \$3,425.90.

As of October 31, 2005, the Raintree Village had a positive \$9,388.15 in operating cash, with a reserve account balance of \$38,210.91. Total income year to date is \$34,009.99, with expenses of \$26,430.49, resulting in a positive variance of \$7,579.50.

As of October 31, 2005, the Crystal Cove Village had a positive \$9,218.56 in operating cash, with a reserve account balance of \$8,725.95. The total income year to date is \$45,582.58, with expenses of \$38,867.94, resulting in a positive variance of \$6,714.64.

Delinquency Report

As of November 23, 2005, the Village On The Green had a total of \$6,574.01 in outstanding fees.

The Salt Run Village had a total of \$7,282.95 in outstanding fees.

The Raintree Village had a total of zero (\$.00) in outstanding fees.

The Crystal Cove Village had a total of \$536.70 in outstanding fees.

COMMITTEE REPORTS

Finance Committee – Barb Mirlisena reviewed the financial reports. She also addressed Ed's Feed and Seed, as they do have an account with us. Management will call Ed's Feed and Seed and put name restrictions on the account.

Design & Review Committee – John Boccher reviewed the Design & Review Committee Report.

Preservation & Wildlife – Dale Skelton reviewed the Preservation & Wildlife Report.

Maintenance Committee – Lew Snyder presented the Maintenance Committee Report.

Social Committee – Jan Cook reported the Social Committee Report.

Pool Committee Report – Laura Bolander presented the Pool Committee Report. She covered items for 2006 at the pool and will email the list to Management.

OLD BUSINESS

Gutters

Gutters at Raintree are done. Thanks to Don Tedrick, the cost was \$105.00.

Payments to be Received From Carol Ann Cardella

Carol Ann Cardella was contacted last week, the week of November 21st. She stated that checks were being cut and we should receive by the first week of December.

A-1 Concrete Leveling - The A-1 Concrete Leveling Company is scheduled for Tuesday, November 30, 2005 to take care of the sidewalk leveling at 7629 Lake Pointe.

NEW BUSINESS

New Committees

The Board proposed two Committees. One was to initiate a committee as the Village on the Green Website Committee. The second committee was the Neighborhood Watch Committee. On the Website Committee, Bard Amstutz will be the liaison. A motion was made by John Boccher and seconded by Barb Mirlisena to initiate this committee. Motion carried. The Neighborhood Watch Committee will be tabled until the Annual Meeting in January. Questions need to be answered on participation and who will be the liaison.

Parking on Raintree Lane

John Boccher expressed concern on getting additional *No Parking* signs on the street. Management will call Hamilton Township and see how that can be addressed. The parking on Raintree has been brought up due to the issues of a few homeowners parking their vehicles half on the street and half on the sidewalk, which can be detrimental to the life span and condition of the sidewalk, not to mention that they are parking on the side of the street that is *No Parking*. The Board recommended and will follow through on towing procedures for these cars that park in the fire lane on Raintree Lane. Also, Management will call Affordable Towing and make all Board Members authorized to call in for towing. It was also accepted by the Board that every call to Affordable Towing needs to be followed up with a second call to another Board Member,

so that two Board members at all times are aware that there has been a call placed for a vehicle to be towed.

Blue Chip Landscaping

The Board requested Management to get the status of how many mowing counts we ended up with for 2005. The master will be right on with the contracted amount of 25 mows. The other Villages, Raintree, Salt Run and Crystal Cove will end up with 24 out of 25 mows and they will not be billed for that last mow to equal 25. They will be billed accordingly.

Snow Removal – There is a snow removal meeting date with Blue Chip Landscaping who will do the snow removal for 2005 and 2006 scheduled for December 5, 2005 at 10:00 a.m. at the Towne Properties office. Everyone is welcome. Management will also be sending out an email to remind Board Members of this meeting. Also between now and then, Management will call Hamilton Township on snow removal procedures for Village on the Green, stating concerns of the ingress and egress safety hazard of Village Green Parkway. It slopes very badly at the entrance. Ice on the road can be very hazardous to motorists and school buses. We would like to see if we could get some type of commitment from Hamilton Township to take care of us on a timely fashion.

Community Signs – There was discussion regarding community signs in the community that state directions for the villages, single-family homes, etc. It was reviewed and agreed to remove the post and sign in front of the Town Hall. That sign is not necessary anymore stating the directions for Salt Run, Crystal Cove and the single-family with the reasoning being that the community is built up now.

Reserve Study – Management presented to the Board the process for the reserve study in 2006. It will work like this: In February 2006, we will pay as a community 50% of the cost for the reserve study. At that time, they will allow us to set dates, which we will shoot for when there is good weather at the middle of May forward. After the reserve study, which should take approximately 6 to 8 weeks, the other 50% will be paid to the reserve study company, Criterium Engineering.

Next Meeting Date – The next meeting will be the Annual Meeting at Kings Point Church of God on January 23, 2006 at 6:30 p.m.

ADJOURNMENT

There being no further business to come before the Board, a motion was made by Brad Amstutz and seconded by Barb Mirlisena to adjourn the meeting at 8:55 p.m. Motion carried.