

**VILLAGE ON THE GREEN HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
April 26, 2010**

CALL TO ORDER

The meeting was called to order by President, Roy Wergers on Monday, April 26, 2010 at 7:00 p.m. at the Village on The Green Town Hall Clubhouse.

ATTENDANCE

Board Members in attendance were Roy Wergers, Steve Blackburn, Ken Hastings, Julie Haley, Dan Kallmyer and Barb Freudemann.

Board Member Rob Silber with absent with notice.

Management was represented by David Brock of Towne Properties.

APPROVAL OF PREVIOUS MEETING MINUTES

The Board reviewed the November 23, 2009 meeting minutes. A motion was made by Ken Hastings and seconded by Steve Blackburn to accept the minutes as submitted. Motion carried.

The Board reviewed the Executive Meeting Minutes from February 22, 2010. Corrections to be made included: Under New Business, Clubhouse Roof Replacement, the Board requested an addition that the bid was accepted from Molloy Roofing for \$13,250.00. Under 2010 Meeting Dates, the meeting date of June 28th should be changed to July 26th. A motion was made by Ken Hastings and seconded by Steve Blackburn to accept the Meeting Minutes as corrected. Motion carried.

The Board reviewed the Annual Meeting Minutes from February 22, 2010. After review, the Board agreed to accept the 2010 Annual Meeting Minutes as submitted but the minutes will be formally approved at the 2011 Annual Meeting.

MANAGEMENT REPORTS

Financial Report

As of March 31, 2010, the Village on the Green Homeowners Association had \$112,010.17 in operating cash, with a reserve account balance of \$198,400.13. The total income year to date is \$102,041.92 with expenses of \$54,882.87 resulting in a positive variance of \$47,159.05.

As of March 31, 2010, the Salt Run Village had \$979.10 in operating cash, with a reserve account balance of \$146,567.47. The total income year to date is \$24,051.04 with expenses of \$23,542.24 resulting in a positive variance of \$508.80.

As of March 31, 2010, the Raintree Village had \$917.54 in operating cash, with a reserve account balance of \$58,410.39. Total income year to date is \$14,240.49 with expenses of \$15,979.49 resulting in a negative variance of (\$1,739.00).

As of March 31, 2010, Crystal Cove Village had \$999.59 in operating cash, with a reserve account balance of \$416.89. The total income year to date is \$13,702.00 with expenses of \$11,299.47 resulting in a positive variance of \$2,402.53.

Delinquency Report

The Delinquency balance as of March 31, 2010 was:

Village on The Green	\$14,162.48
Salt Run Village	\$ 1,871.11
Raintree Village	\$.00
Crystal Cove Village	\$.00

CD Reports:

The CD balances as of March 31, 2010 are:

Village on the Green	\$135,582.06
Salt Run	\$ 92,881.52
Raintree	\$ 35,180.94

COMMITTEE REPORTS

Finance Committee

Ken Hasting will present his financial report under New Business.

Preservation/Design & Review Committee

Barb Freudemann stated that they have been very successful in reviewing and approving Exterior Improvement Applications. She wanted to remind everyone that improvement applications are only valid for six months and asked that an application be submitted any time an exterior improvement or change is made.

Wildlife Committee

Julie Haley had no report.

Maintenance Committee

Dan Kallmyer stated that Brickman Landscaping is scheduled to mulch Salt Run, Raintree and Crystal Cove in 2010. He also stated that the irrigation system is ready to go and that the Maintenance Committee is getting bids for minor landscaping projects which will be presented to the Board in the near future.

Social Committee

Roy Wergers stated that the Garage Sale is scheduled for June 4th and 5th and that the admission fee per house to be part of the Garage Sale is \$6.00.

Pool Committee

Barb Freudemann stated that the cover is off the pool and the pool will open on May 29th and close on September 6th.

Neighborhood Watch Committee

Kathy Hastings had no report.

Newsletter Committee

Rob Silber was absent and had no report.

Website Committee

Rob Silber was absent and had no report.

OLD BUSINESS

Pool Gate Replacement Update

Roy Wergers stated that the pool gate has been contracted to be installed by Ashley Fencing on May 15, 2010. The gate should now be stronger and have a better locking system.

Clubhouse Upper Level Remodeling Update

Julie Haley stated that the painting, carpeting and the deck doors are all completed. The furniture has been ordered. The chairs are next to be changed and then followed by the window treatments. The target date for completion is the end of June.

Salt Run Proposed Construction by Bill Brisben

Barb Freudemann, the spokesperson for Salt Run homeowners, stated that the owners as a group are opposing the developers proposed zoning change by Bill Brisben. She also stated that the Township Meeting is scheduled for May 10, 2010 where the rezoning request will be reviewed.

Pool Update

Steve Blackburn stated that the pool's new surface has a couple holes in it and that the contractor, Better Built Pools, will come out before the pool is full and repair these spots. They are scheduled to come out next week and repair these spots under warranty.

NEW BUSINESS

Raintree Deck Washing and Sealing

Management stated that we have bids from Towne Properties and On Deck Services for deck washing and sealcoating. After reviewing the two bids, a motion was made by Dan Kallmyer and seconded by Steve Blackburn to accept the bid from Towne Properties to wash and sealcoat the fifteen (15) decks at Raintree for \$4,500.00. Motion carried. It was also noted that the contractor should consider using Olympic Water Sealer instead of Thompsons. Management will check with the contractor to be sure this is considered.

Clubhouse Flag Pole Installation

The Board reviewed and discussed the project of installing a thirty-foot flagpole with a monument rock in front of the Clubhouse. This project will be completed with all volunteer work and funds and donations for this project will be collected outside of the Associations finances. The project is scheduled to be completed by July 4, 2010. The Board was in agreement regarding the flagpole installation.

Board of Trustees Appointment Resolution

A Resolution was drawn up by Attorney Don Schneider as requested by the Board to state that any open Board position that is filled by Board appointment in the middle of a term will still be elected into that position at the next Annual Meeting. A motion was made by Ken Hasting and seconded by Steve Blackburn to accept the Resolution. Motion carried.

Crystal Cove Assessment

After review of the Crystal Cove financials being over budget due to snow removal for 2010, it was determined that the needed amount was \$7,350.00. A motion was made by Ken Hastings and seconded by Julie Haley to assess the homeowners a one-time assessment of \$147.00. Motion carried.

OPEN FORUM

John Fryant stated that he was considering painting the trim of his house in Crystal Cove and asked if it was necessary to submit an Exterior Application for this change. The Board responded that it was necessary that an application be submitted.

Nancy Weist stated that she has skunks in the backyard. Management stated that he would call a trapper.

Barb Skelton stated that she had noticed satellite dishes at units at Salt Run in the common area on the ground, particularly at 7625 and 7621 Lakepoint. Management will investigate.

Roscoe Beatty asked who is responsible for landscape maintenance for the area under the decks at Salt Run. The Board and Management stated that it was a homeowner responsibility.

Next Meeting Date – The next meeting was scheduled for Monday, July 26, 2010 at the Village on The Green Town Hall Clubhouse.

ADJOURNMENT

There being no further business to come before the Board, a motion was made and seconded to adjourn the meeting at 8:15 p.m. Motion carried.