

**VILLAGE ON THE GREEN HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
May 22, 2006**

CALL TO ORDER

The meeting was called to order Monday, May 22, 2006 by Board President, Gary Gibson at 7:00 p.m. at the Village on The Green Towne Hall Clubhouse.

ATTENDANCE

Board Members in attendance were Gary Gibson, John Boccher, Barb Mirlisena, Lew Snyder and Dale Skelton.

Board Members absent with notice were Nicole Murphy and Tom Nugen.

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

APPROVAL OF PREVIOUS MEETING MINUTES

The Board reviewed the March 27, 2006 meeting minutes. A motion was made by Barb Mirlisena and seconded by Lew Snyder 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 April 30, 2006. The Village on the Green Homeowners Association had \$97,862.52 in operating cash, with a reserve account balance of \$90,487.01. The total income year to date is \$168,087.58, with expenses of \$71,016.48, resulting in a positive variance of \$97,071.10.

As of April 30, 2006, the Salt Run Village had a positive \$8,431.14 in operating cash, with a reserve account balance of \$64,564.86. The total income year to date is \$25,052.50, with expenses of \$16,724.68, resulting in a positive variance of \$8,327.82.

As of April 30, 2006, the Raintree Village had a positive \$5,233.87 in operating cash, with a reserve account balance of \$39,816.09. Total income year to date is \$15,565.00, with expenses of \$11,682.65, resulting in a positive variance of \$3,882.35.

As of April 30, 2006, the Crystal Cove Village had a positive \$6,982.02 in operating cash, with a reserve account balance of \$4,339.87. The total income year to date is \$17,263.60, with expenses of \$13,570.19, resulting in a positive variance of \$3,693.41.

Delinquency Report

As of May 8, 2006, the Village On The Green had a total of \$7,122.50 in outstanding fees.

The Salt Run Village had a total of \$6,391.92 in outstanding fees.

The Raintree Village had a total of \$25.00 in outstanding fees.

The Crystal Cove Village had a total of \$91.18 in outstanding fees.

COMMITTEE REPORTS

Finance Committee – Barb Mirlisena reviewed the financial reports. Barb wanted to reiterate because of the non-payment of the Ed's Feed and Seed invoice for \$19.69 that everyone please follow the requisition system so that these items will not be missed in payment.

Design & Review Committee – John Boccher reviewed the Design & Review Committee Report. John also stated to use Improvement Applications and please alert the Design & Review Committee of any landscaping changes so everyone knows, including the neighbors.

Preservation & Wildlife – Dale Skelton reviewed the Preservation & Wildlife Report. Dale also requested that any change in preservation or wildlife to the green space areas to please use an Improvement Application and that the Preservation & Wildlife Committee will meet on June 14, 2006 and review neighborhood violations and then pass the addresses on to Towne Properties for further violations to be sent.

Social Committee – Roy Wergers reported on the Social Committee Report. Roy stated that all his information on the Social Committee would come out in the June 10th Newsletter and flyer.

Pool Committee Report – Laura Bolander presented the Pool Committee Report. She wanted to remind everyone of the June 10th Pool Party and that we will continue to get with the pool contractor, Art Daniels regarding the cleaning of the top white tiles in the swimming pool along the water's edge. Also, Pool Committee lost and found bags will be hung on the fence at the pool for items left over and also that a member of the Pool Committee will close the umbrellas at the pool at 10:00 p.m. every night.

Neighborhood Watch Committee – Kathleen Hastings presented the Neighborhood Watch Committee Report. She requested that everyone keep their eyes and ears open, looking for any vandalism and she also requested people step forward and volunteer to become Street Captains.

OLD BUSINESS

Action Items Being Worked On

- Street lights out at Firefly Place
- Yard signs
- Lawns being seeded with landscaping
- Irrigation to get up and running
- Clock repair
- Numerous sidewalks are uneven and need leveling, so they do not become a liability.
- Clubhouse door getting a tension arm installed.
- Tennis court getting cleaned up and maintained with labor and parts and to repair the gate doors at each end. The gate on the back of the tennis court will be secured permanently. The gate at the front of the tennis court will be fixed so that it opens, shuts and locks properly.

Homeowner Correspondence

Management will include in the Board Meetings packets homeowner correspondences during the timeframes in between Board Meetings.

NEW BUSINESS

No Fishing Sign

A *No Fishing* sign is to be immediately ordered from Frontier Signs. We will order one sign and have it installed as quickly as possible.

Streets Approved for Public Maintenance

Please advise the Board formally by reading this document into the minutes of the next Open Board Meeting that the Board of County Commissioners for Warren County approved the following streets for public maintenance by Hamilton Township.

- Resolution #05-1969 in Section 4. Streets are Crystal Cove Point and Swan Song Circle.
- Resolution #05-1972 in Section 5. Streets are Village on the Green Parkway and Wild Turkey Walk.
- Resolution #05-1966 in Section 1. Streets are Village Green Parkway, Bear Grass Way, Buttercup Court, Crystal Cove Point, Wood Duck Court, Sandstone Trail, Wilderness Way, Pine Needle Place and Crystal Lake Lane.

New Ohio Grilling Fire Law

The new Grilling Fire Codes are 308.3.1 and 308.3.1.1, basically stating that homeowners cannot have a grill on a wooden balcony unless the balcony has sprinkler protection. The same code disallows turkey fryers, outdoor fireplaces and chimneas also. The exceptions are one and two family dwellings and where buildings, balconies and decks are protected by an automatic sprinkler system. Towne Properties recognizes this law and is passing the information, knowledge and awareness level of this to the Board of Trustees of Village on the Green and their Homeowners Association and also stating that Towne Properties recognizes it and will help in enforcement.

Definition of Commercial Vehicle – The Board reviewed the Documents, under Article 8, Section 1.8, regarding automobiles, recreational vehicles, boats and travel trailers. The Board would like to make a resolution detailing the definition of a commercial vehicle. The definition of a commercial vehicle will also include any commercial vehicle with commercial verbiage or writing on it and also with attached ladder racks to the top or side. The Board would like to have a resolution made by the Association attorney. A motion was made by Gary Gibson and seconded and by Barb Mirlisena and approved by all Board Members except John Boccher. Motion carried.

Community Signs – The Board requested to move the quarterly Board Meetings to every other month. Towne Properties came up with a new two-year contract to sign for this alteration of every other month meetings plus one Annual Meeting every year. The new contract would state that the Village on the Green HOA fee would be \$6.00 per unit per month for 2007 and then move to \$6.25 per unit per month for 2008. The Village of Crystal Cove fee per unit per month would be \$6.50 for 2007 and \$6.75 per unit per month for 2008. The Village of Salt Run fee would be \$9.50 per unit per month for 2007 and \$9.75 per unit per month for 2008. The Village of Raintree fee per unit per month would be \$9.50 for 2007 and \$9.75 per unit per month for 2008. Management will have this contract formally written up for signature as soon as possible. After reviewing this, a motion was made by Gary Gibson and seconded by John Boccher to move forward with six meetings a year plus one annual with a new two-year Towne Properties contract following the guidelines stated above.

Next Meeting Date – The next meeting was scheduled for July 24, 2006 at 6:30 p.m. at Village on the Green Towne Hall Clubhouse.

ADJOURNMENT

There being no further business to come before the Board, a motion was made by Barb Mirlisena and seconded by Lew Snyder to adjourn the meeting at 8:45 p.m. Motion carried.