

**VILLAGE ON THE GREEN HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
July 17, 2006**

CALL TO ORDER

The meeting was called to order on Monday, July 17, 2006 by Board President, Gary Gibson at 7:05 p.m. at the Village on The Green Town Hall Clubhouse.

ATTENDANCE

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

Board Member absent with notice was Nicole Murphy.

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

APPROVAL OF PREVIOUS MEETING MINUTES

The Board reviewed the May 22, 2006 meeting minutes. A motion was made by Dale Skelton and seconded by John Boccher to accept the minutes as submitted. Motion carried.

MANAGEMENT REPORTS

Financial Report

Management presented the financial report as of June 30, 2006. The Village on the Green Homeowners Association had \$109,486.64 in operating cash, with a reserve account balance of \$90,925.48. The total income year to date is \$204,625.27, with expenses of \$95,355.05, resulting in a positive variance of \$109,270.22.

As of June 30, 2006, the Salt Run Village had a positive \$11,689.87 in operating cash, with a reserve account balance of \$67,880.12. The total income year to date is \$36,452.50, with expenses of \$25,015.95, resulting in a positive variance of \$11,436.55.

As of June 30, 2006, the Raintree Village had a positive \$7,155.37 in operating cash, with a reserve account balance of \$40,930.11. Total income year to date is \$22,215.00, with expenses of \$16,411.15, resulting in a positive variance of \$5,803.85.

As of June 30, 2006, the Crystal Cove Village had a positive \$8,354.88 in operating cash, with a reserve account balance of \$4,423.55. The total income year to date is \$24,771.40, with expenses of \$19,705.13, resulting in a positive variance of \$5,066.27.

Delinquency Report

As of July 13, 2006, the Village On The Green had a total of \$7,108.00 in outstanding fees.

The Salt Run Village had a total of \$6,529.00 in outstanding fees.

The Raintree Village had a total of \$577.50 in outstanding fees.

The Crystal Cove Village had a total of \$151.60 in outstanding fees.

COMMITTEE REPORTS

Finance Committee – Barb Mirlisena reviewed the financial reports. Barb reviewed and stated that delinquencies are looking much better and to bring to the Board's attention any delinquencies in lien or next step foreclosure.

Design & Review Committee – John Boccher reported that everything is running smoothly and there is no new news to report.

Preservation & Wildlife – Dale Skelton reviewed the Preservation & Wildlife Report. Dale noted that the swan, Michael, is being feed okay and wildlife is fine around the lake. There was also a request for getting the Clubhouse lake stocked with fish. Management will address this issue.

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 stated that the Garage Sale was a success and that 48 homeowners participated.

Pool Committee Report – Laura Bolander presented the Pool Committee Report. She covered the issue of Town Hall security. She also submitted minutes to be kept on file. New lockdown times were presented for the Town Hall, which will be Memorial Day through Labor Day. The Pool Committee will lockdown the deadbolt to the door of the Town Hall exercise room and restrooms at 10:00 p.m. It will be unlocked on Monday through Friday at 5:00 a.m. and on Saturday and Sunday at 9:00 a.m. All shall sign a Key Keeper's Agreement before receiving a key for the deadbolt lock. A motion was made by Dale Skelton and seconded by Roy Wergers to accept this new policy as stated above. Motion carried.

Neighborhood Watch Committee – Dale Skelton presented the Neighborhood Watch Committee Report. He proposed a camera system be installed for the pool and Town Hall security. This will continue to be looked at and considered for the 2007 budget.

Newsletter – Dale Skelton would like the Newsletter to be distributed quarterly and a Newsletter be sent out in October. All information should be submitted by August 15, 2006.

OLD BUSINESS

Irrigation

At this time, the irrigation is up and running and all zones are working properly. The next step is going to be to flag the heads around the lake.

Painting Bids Update

After reviewing bids from Universal Painting and Certa Pro Painters, it was approved to accept the contract with Certa Pro Painters to paint the Town Hall and reseal the decking for a total cost of \$5,255.00.

Another painting bid item was for Salt Run by Certa Pro Painters. This bid has been reviewed and will include not only the door trims, but the actual doors will be painted. The door window accents will be painted and also the garage wooden trim. Total cost for this bid was \$4,585.00, which was approved and accepted by the Board.

Commercial Vehicle Resolution

Management will check with other communities on their definition of commercial vehicles and use that information to create a Resolution, which will be prepared and presented at the next Board Meeting for signature.

NEW BUSINESS

Trimming Bushes and Trees

The Board has requested that Management call Chris Lees from Caesar Creek Contracting and cover the information sheet that has been prepared by Gary Gibson and to also request a bid to present to the Board.

Fish in the Lake

We had thirty (30) Grass Carp put into the lake and the Blue Gill and Bass will be put in later after they harvest from Jones Fish Hatchery in cooler weather.

Sign Replacements

There are numerous signs throughout the streets and the entrance that need refurbishing and replacement. A list was submitted from Lew Snyder and the Maintenance Committee to Management. This request list has been given to Frontier Signs for bidding and we are waiting for that bid before approval for work.

Excavation Projects

There are two projects that need attention and the Board agreed to have these projects contracted out. The first project is to excavate the downspouts between the pool and the Town Hall at the deck steps so that the water travels under the sidewalk and not over the sidewalk. The second project is the drainage behind the Salt Run buildings along Lake Point. The area behind these buildings needs some work done with moving dirt around so that the swale moves the water to the proper draining areas.

Next Meeting Date – The next meeting was scheduled for September 25, 2006 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 Lew Snyder and seconded by Dale Skelton to adjourn the meeting at 8:40 p.m. Motion carried.