

**VILLAGE ON THE GREEN HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
September 24, 2007**

CALL TO ORDER

The meeting was called to order on Monday, September 24, 2007 at 7:05 p.m. at the Village on The Green Town Hall Clubhouse.

ATTENDANCE

Board Members in attendance were Roy Wergers, Laura Bolender, Dale Skeleton, Barb Mirlisena and Steve Blackburn.

Management was represented by David Brock of Towne Properties.

OPEN FORUM

Gary Gibson stated his concern regarding the progress of the 2007 projects and their status on getting completed on time. He had a second concern as to why the landscapers "Blue Chip" cut the grass when the grass looked like it did not need to be cut and that the community could have saved the money.

Jack Jones read an email from Management regarding his, Jack Jones, comments on grass spots and said that in the email, Management stated that he was going to tell Blue Chip Landscaping and that Blue Chip Landscaping would put the treatment down for the first week of September. Jack Jones concern was that the treatment was not done, as per the Blue Chip Landscaping statement of scheduling.

Mike Arnautoff stated that there was a dead Pine tree in the cul de sac turnaround at the end of Crystal Cove. It was noted that the tree had been observed and was scheduled for Blue Chip Landscaping to cut the tree flush.

APPROVAL OF PREVIOUS MEETING MINUTES

The Board reviewed the July 23, 2007 Regular Meeting minutes. A motion was made by Dale Skelton and seconded by Steve Blackburn to accept the minutes as submitted. Motion carried.

MANAGEMENT REPORTS

Financial Report

As of August 31, 2007 the Village on the Green Homeowners Association had \$83,175.35 in operating cash, with a reserve account balance of \$144,667.58. The total income year to date is \$202,495.70 with expenses of \$141,079.61 resulting in a positive variance of \$61,416.09.

As of August 31, 2007, the Salt Run Village had \$4,971.53 in operating cash, with a reserve account balance of \$95,173.18. The total income year to date is \$50,710.70 with expenses of \$48,739.67 resulting in a positive variance of \$1,971.03.

As of August 31, 2007, the Raintree Village had \$3,246.34 in operating cash, with a reserve account balance of \$57,318.59. Total income year to date is \$33,481.80 with expenses of \$30,235.85 resulting in a positive variance of \$3,245.95.

As of August 31, 2007, the Crystal Cove Village had \$4,752.56 in operating cash, with a reserve account balance of \$6,179.32. The total income year to date is \$31,102.24, with expenses of \$31,187.29 resulting in a negative variance of (\$85.05).

Delinquency Report

As of September 13, 2007, the Village on The Green had a total of \$8,160.61 in outstanding fees.

The Salt Run Village had a total of \$9,278.78 in outstanding fees.

The Raintree Village had \$429.00 in outstanding fees.

The Crystal Cove Village had a total of \$3,196.07 in outstanding fees.

CD Report:

As of June 30, 2007:

Village on The Green	Next CD to mature is 10/05/07
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 04/10/08

COMMITTEE REPORTS

Finance Committee – Barb Mirlisena noted that the 2008 budget is close to being finalized. Contracts still need to be signed. Barb Mirlisena and Management will set up a meeting at Towne Properties to review the final 2008 budget.

Preservation/Design & Review Committee – Steve Blackburn noted that they are working on a few submitted improvement applications.

Wildlife Committee – Dale Skelton stated that Michael, the swan, has been sitting in the street and everyone needs to be considerate and watchful. Dale noted that we should give some consideration to exploring the idea of getting more swans.

Maintenance Committee – Roy Wergers stated that there used to be a formal Maintenance Committee and that he would like to see it evolve into a committee again. He also asked for volunteers.

Social Committee – Bonnie Wergers stated that the Children's Fishing Tournament was a huge success. She also stated that she would like the Boards approval to print the Village on the Green logo on shirts and hats to sell and raise money for future events. She also stated that Gary Bores of the Hamilton Township would be present to go over Township items of interest on October 11, 2007 at 6:30 p.m. at the Town Hall.

Pool Committee – Laura Bolender presented the Pool Committee Report. Laura stated that the pool is closed and the furniture would be stored at Advantage Storage in Maineville on Wednesday, September 26, 2007.

Neighborhood Watch Committee – Donna Tedrick presented the Neighborhood Watch Committee Report. Donna stated that the next Neighborhood Watch Meeting is scheduled for October 23, 2007 and they would be going over safety items. Donna also requested that anyone who has any updated information for the Neighborhood Watch Committee, i.e. personal phone numbers or email changes to please notify her so that her distribution list will be current.

Newsletter & Website Committee – Dale Skelton stated that the Newsletter is in the process of being published by the week ending September 29, 2007. Dale stated that the website is working well at this time.

OLD BUSINESS

Raintree Paint and Wood Repair Bids – Bids were reviewed from Certa Pro Painters and Certified Master Painters. The Board requested a clarification on the specifications and the warranty from Certified Master Painters before approval of the bid.

Sign Repairs – A bid was received from Frontier Sign to repair/refurbish six signs. The Board requested more information regarding the warranty before approval will be made.

Project List Update – Items reviewed on this list included: Drainage repair at the bottom deck steps has been approved and scheduled. A contractor will do lower level door and frames work. Warranty and detailed specifications from Certified Master Painters is being reviewed before approval for paint and wood repair to Raintree Village. Rip rap rock added to the banks of the Clubhouse lake is scheduled to be completed by October 15, 2007. Approval to refurbish six signs from Frontier Signs has been tabled until warranty question is answered.

NEW BUSINESS

Blue Chip Landscaping Walkthrough – The walkthrough is scheduled for September 26, 2007. It was announced that anyone who wants to attend the walkthrough to meet at the Clubhouse at 9:30 a.m. Management will have a prepared checklist and walkthrough items that need to be observed so that Blue Chip Landscaping will have a plan of action and a list to accomplish before the end of the year.

Volunteer Insurance – The Board has been communicating with West Chester Insurance regarding a policy to cover homeowners that volunteer for projects in the community. It was also requested that we get a legal opinion on insuring homeowners that volunteer. Roy Wergers asked Ed Webber from West Chester Insurance about a policy of this type that could be added to our existing Association policy. The Board also asked if we need this volunteer policy for each entity.

Nomination of Trustees for 2008 – Roy Wergers announced that there would be four open seats available at the Annual Meeting scheduled for the first quarter of 2008. Three of the four seats will be filled with new three-year terms. The fourth seat will be for a two-year term completing a three-year term. Roy Wergers stated that he would like to start the nomination process early and recommended four people step forward and volunteer some time as a Nomination Committee. Anyone interested should contact Roy.

2008 Budget – Barb Mirlisena noted that the 2008 budget is moving along smoothly and need for the final contracts to be signed and in place for 2008 is necessary. Also, the fountain storage contract with Jones Fish Hatchery needs to be signed so that both fountains can be stored during the winter. Barb also stated that a Budget Meeting is scheduled for October 8, 2007 at 3:00 p.m. at Towne Properties.

Updating the Welcome Book – Roy Wergers noted that the Welcome Book needs to be updated. He also made a request that it might be advantageous to give all the homeowners some type of new updated documentation on the Rules and Regulations and that perhaps all the

homeowners would get a copy of the Welcome packet. Barb Mirlisena stated that we could also post it on the website.

Next Meeting Date – The next meeting will be scheduled for November 26, 2007 at 7:00 p.m. at the Towne Hall at Village on the Green.

A motion was made by Dale Skelton and seconded by Steve Blackburn to schedule the Annual Meeting for January 7, 2008. Motion carried. Management will contact Kings Point Church of God to reserve a room for the meeting.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 8:40 p.m. Motion carried.