

**VILLAGE ON THE GREEN HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
September 26, 2005**

CALL TO ORDER

The meeting was called to order Monday, September 26, 2005 by Board President, Brad Amstutz at 7:15 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, Gary Gibson, Tom Nugen and Lew Snyder.

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

OPEN FORUM

A homeowner from 7670 Lake Pointe wanted to know what additional information there is with Salt Run continuing to build and expressed concern about needing better mowing on the lots that are built yet.

A homeowner from 7672 Crystal Cove Pointe has a concern on grubs and the brown grass. It was explained by the Board and Management that Blue Chip Landscaping is moving forward on taking care of this and that grub treatment has already been performed and that the next step is core aeration and seeding.

A homeowner from 7433 Honeysuckle stated that everything was going great. She was very happy with the response from the Board and Management and that she was thoroughly enjoying living in the community.

A homeowner from 7736 Crystal Cove Point had stated that on September 10, 2005 at 8:00 p.m., there was a police call to one of the houses on the street and was concerned about that police report.

APPROVAL OF MEETING MINUTES

The minutes of the August 22, 2005 Board Meeting were reviewed by the Board. A motion was duly made and seconded to approve the minutes as submitted.

MANAGEMENT REPORTS

David Brock presented the Manager's Report.

Financial Report

Management presented the financial report as of July 31, 2005. The Village on the Green Homeowners Association had \$13,498.00 in operating cash, with a reserve account balance of

\$65,724.00. The total income year to date is \$142,156.00, with expenses of \$128,343.00, resulting in a positive variance of \$13,813.00.

As of August 31, 2005, the Salt Run Village had a positive \$2,723.00 in operating cash, with a reserve account balance of \$60,581.00. The total income year to date is \$39,157.00, with expenses of \$39,750.00, resulting in a negative variance of \$593.00.

As of August 31, 2005, the Raintree Village had a positive \$6,000.00 in operating cash, with a reserve account balance of \$37,276.00. Total income year to date is \$28,264.00, with expenses of \$24,072.00, resulting in a positive variance of \$4,192.00.

As of August 31, 2005, the Crystal Cove Village had a positive \$3,146.00 in operating cash, with a reserve account balance of \$8,685.00. The total income year to date is \$35,512.00, with expenses of \$34,870.00, resulting in a positive variance of \$642.00.

Delinquency Report

As of September 22, 2005, the Village On The Green had a total of \$6,233.00 in outstanding fees.

The Salt Run Village had a total of \$6,313.00 in outstanding fees.

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

The Crystal Cove Village had a total of \$972.00 in outstanding fees.

COMMITTEE REPORTS

Finance Committee

The Finance Report was presented and reviewed by Barb Mirlisena. Copy attached.

Design Review Committee

John Boccher presented and reviewed the Design Review Committee Report. Report attached. John introduced new Member, Tony John brought up to date that the Design Review on the fence has been completed and that the Design Review application information will be entered onto the newsletter through Tom Nugent.

Preservation & Wildlife Committee

These two committees have now been combined. Dale Skelton presented the Committee Report and they were emailed to everybody, all the Board and the Committees.

Maintenance Committee

Lew Snyder presented and reviewed the Maintenance Committee Report. Lew presented information and dates and landscaping items to Tom Nugent for the Newsletter, including the things like grub treatment and core aeration and seeding coming in the fall. Also, Lew introduced a new Committee Member under the Maintenance Committee, Roy Wergers.

Social Committee

Chairperson, Jan Cook presented and reviewed the Social Committee Report. Jan told about how the fishing tournament from September 18, 2005 was very successful and had some pictures that she wanted to post in the Clubhouse.

Pool Committee

No report, as the pool is closed.

OLD BUSINESS

Front Entrance Tree Replacements Bids

Bids were presented by GroundMasters, Big Trees, Plantation and Davey Tree. A motion was made and passed to give the contract to GroundMasters who will replace the tree at the front entrance and remove the stump and replace it with an eight to ten foot tall Colorado Blue Spruce. The price on the contract is \$597.67 plus tax. That will move forward immediately. Motion carried.

Requisition Template

It was commented that the final copy is out and being used properly. That is that on that. It was just a go over and make sure that everybody is using the current requisition template to be used for contracting items of landscaping and maintenance repairs done at Village on the Green.

Salt Run Builder Update

At this time, the information is the same. It is still in the process of the contract being completed so that the builder can move forward.

Snow Removal Bids

The Board reviewed snow removal bids and it was motioned by Gary, seconded by Lew to use Blue Chip Landscaping. Passed with all in favor.

Street Sign Post Bases

It was brought up by John Boccher that they need repair and he told an idea of how to edge the base of the poles with a molding, get them painted and then create mulch circle around them so that the landscaping company does not weed eat any more against the posts and damage them. John is going to get more information and pricing on this so that it can be brought as New Business at the next Association Meeting.

NEW BUSINESS

Townhall Clubhouse Management

Key Keeper Agreement – The key keeper agreement as expressed in the Executive Session, will be updated and a hard copy presented every month.

Consideration of Lockdown Hours – Consideration given to when the Clubhouse will open and when it will close. This conversation is going to be tabled until next month until we get some more information about who would maintain those open and close hours.

Setting the Budget Planning Dates

The next budget date is set with the Finance Committee on Wednesday, October 5, 2005 and after that date, Barb Mirlisena will contact David at Towne Properties for a meeting at Towne Properties to finish up revenue and reserves.

Community Concerns

Brought to attention by David at Towne Properties over the course of last month. First item under community concerns, I was expressing the call-ins from the community members about ground maintenance and just expressing to the Board that I've been relaying to the community that the grub treatment has been completed, is in place and has been completed and that the next step is going to be core aeration and seeding. That said, core aeration and seeding is now out for a bid and should be completed in the early stages of October.

Roof Repairs

David Brock's question to the Board was how to follow roofing repairs. I have two of them needed to be done at Salt Run and the conclusion was from the Board to me to follow the requisition form also for that type of maintenance item.

Gutter Cleaning

Presented the need to get some gutters cleaned over at Salt Run. It was concluded to get with Don Tedrick and use him on an hourly basis and ask Don if he will need any additional help.

Picking A Seal Coat Bid

After the Board reviewed bids for seal coating, it was motioned by Lew and seconded by John with all in favor to use Stars and Stripes Seal Coating Company and the bid would be completed after investigating on the bid what the additives are and knowing what the additives are, we will conclude and move forward and have them do the striping by the end of October.

Winterization of Irrigation and Pump Storage

The winterization of the irrigation was reviewed by the Board and will move forward with accent with John Stewart and this will get confirmation starting Monday and the winterization will start the first and second week of October. On the pump storage, Gary Gibson will go over to Kerlin and pick up the pump, motor and the skid, which will be stored at the Clubhouse Townhall at Village on the Green.

Ashton Grove

Ashton Grove is the 29 homes being developed at the end of Acorn Trail. That road is blocked off at the end so there is no through traffic. The Board's comments were, we have a Hamilton Township Meeting coming up on Wednesday, October 5, 2005 at the Maineville Township Hall Meeting. We will have a representative there and then notes will be passed via email and back to the Association at the next meeting. The concern is that construction traffic will be prohibited from using the ingress and egress of Village on the Green and that what will happen is that the construction traffic will be directed to using the road off of Foster Maineville for their entrance and exiting to the construction site of Ashton Grove. Continuing on Ashton Grove, the Board is going to review asking Ashton Grove, those 29 homes, in the future when they are done to join Village in the Green's HOA.

Next Meeting Date

The next meeting was scheduled for October 24, 2005 at the Village On The Green Towne Hall Clubhouse. The Executive Meeting will start at 6:30 p.m. The regular Board Meeting will start at 7:00 p.m.

ADJOURNMENT

There being no further business to come before the Board, a motion was made by Brad Amstutz and seconded by Gary to adjourn the meeting at 9:30 p.m. Motion carried.