

**VILLAGE ON THE GREEN HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
October 24, 2005**

**CALL TO ORDER**

The meeting was called to order Monday, October 24, 2005 by Board President, Brad Amstutz at 7:05 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 and Sharon Hendricks of Towne Properties Asset Management Company.

**APPROVAL OF PREVIOUS MEETING MINUTES**

The Board reviewed the September 26, 2005 meeting minutes. There was a correction to be made under the Design Review Committee Report. Tony's last name, Gastrich, should be added. A motion was made by Gary Gibson and seconded by Lew Snyder to accept the minutes as corrected. Motion carried.

**MANAGEMENT REPORTS**

David Brock presented the Manager's Report.

**Financial Report**

Management presented the financial report as of September 30, 2005. The Village on the Green Homeowners Association had \$8,228.37 in operating cash, with a reserve account balance of \$68,587.05. The total income year to date is \$145,708.29, with expenses of \$140,366.51, resulting in a positive variance of \$5,341.78.

As of September 30, 2005, the Salt Run Village had a positive \$4,239.00 in operating cash, with a reserve account balance of \$61,571.00. The total income year to date is \$44,299.00, with expenses of \$43,376.00, resulting in a positive variance of \$923.00.

As of September 30, 2005, the Raintree Village had a positive \$7,616.00 in operating cash, with a reserve account balance of \$37,624.00. Total income year to date is \$31,610.00, with expenses of \$25,803.00, resulting in a positive variance of \$5,807.00.

As of September 30, 2005, the Crystal Cove Village had a positive \$5,634.84 in operating cash, with a reserve account balance of \$8,685.37. The total income year to date is \$41,646.08, with expenses of \$38,515.16, resulting in a positive variance of \$3,130.92.

**Delinquency Report**

As of October 20, 2005, the Village On The Green had a total of \$5,904.56 in outstanding fees.

The Salt Run Village had a total of \$6,698.29 in outstanding fees.

The Raintree Village had a total of \$150.00 in outstanding fees.

The Crystal Cove Village had a total of \$892.42 in outstanding fees.

### **COMMITTEE REPORTS**

Due to the need to make the meeting open for the budget review, approval and assessment fees, there will be no formal Committee Meeting Reports.

### **OLD BUSINESS**

#### **Roof Repair**

There are two roofs, 956 Raintree and 955 Raintree, scheduled for repair. After following the requisition requirement, Ray St. Clair had been called for scheduling. Ray St. Clair will contact the homeowners to make arrangements for the repairs.

#### **Gutters**

Gutters will be scheduled in the next two to three weeks for Don Tedrick and Roy Wergers. They have agreed to team up and take care of the gutters at Raintree Village and Salt Run Village.

#### **Siding Mold**

The resident at 970 Raintree would like to have pressure washing cleaning performed for removal of mold and algae on the backside of the building. The work will be scheduled on November 3<sup>rd</sup> or 4<sup>th</sup> of November.

#### **Sidewalk Repair**

Management will call A-1 Concrete Leveling and get a bid for the sidewalk-leveling repair at 7629 Lake Pointe, which is creating a trip hazard. Once the bid is received, Management will present to the Board for review.

#### **Irrigation Winterization**

The irrigation winterization will be performed by Accent Enterprises in the next week at all three rotaries. All controllers and the irrigation system will be blown out and winterized for the 2005 season.

#### **Aeration and Seeding**

Aeration and seeding is scheduled to be completed within the next two to three weeks at Salt Run Village, Raintree Village and Crystal Cove Village by Blue Chip Landscaping. Addresses have been given to Management regarding lawns that need full restoration and notices will be given to those homeowners so that they can be prepared for any items that need to be marked that are underground so that the restoration will be successful.

### **NEW BUSINESS**

#### **Fountain Repair**

The fountain at the big lake across from the gazebo and Towne Hall is not working. Electric has been checked. The next step is to pull the motor out of the lake and see if there is any debris in the filters that is causing it to trip off. The work will be scheduled in the next two weeks and will be performed by Accent Enterprises. The results will be given to Management and an invoice will be processed.

#### **Snow Removal**

There was a snow removal bill sent to Management and paid through Towne Properties with Village on the Green funds for excess snow removal payable to the Hamilton Township. This

bill has been sent to Carol Ann Cardella, as she has agreed to pay for this since it is on undeveloped roads.

### **Seal Coating Schedule**

The seal coating for Lake Pointe Drive, Raintree Lane, Firefly Place and the Towne Hall Clubhouse parking lot is scheduled for three consecutive days, weather permitting, for October 25<sup>th</sup>, 26<sup>th</sup> and 27<sup>th</sup>. If necessary, the seal coating will be rescheduled. The work will be performed by Stars and Stripes Sealing Company and paid for with reserves under seal coating for each separate entity.

### **OPEN FORUM**

Homeowners asked if there were snow removal services in place for 2005. The Board stated that it would again be Blue Chip Landscaping.

A homeowner from 7433 Honeysuckle Court was concerned about snow removal on Beargrass. The Board explained that snow removal would be taken care of by Hamilton Township because Beargrass is a dedicated street. This owner also asked about hanging a wind chime in her backyard, as she has submitted a design review application. The application will be reviewed by John Boccher and Tony Gastrich.

A homeowner from 7677 Squirrel Run commented that she had some Halloween decorations stolen. If anyone has any information, she would like to be informed. She also had a concern for a Neighborhood Watch Program. It was explained to her that the Board has worked on getting a Neighborhood Watch Program in place. Donna Tedrick is heading up this effort.

A homeowner from 7690 Crystal Cove made a statement that he did not want to see us lower standards and take away from the amenities in considering what to charge for assessments for 2006. His concern was that he did not want to drop the property values in the community.

### **BUDGET**

Barb Mirlisena presented a review of the budget. She explained how the budget had been drained and, in particular, finance items such as snow removal, landscaping, lack of reserve funds and other items had been draining the budget and numerous repairs on everything under the Master. These would include lighting, fountains, painting, irrigation and asphalt. She explained the expenses and where they come from and where the money went. She also explained that a reserve study would be done in 2006, which is also required by law. There will be some money by each entity put aside so that the reserve study can be done. She concluded by stating that the Finance Committee is recommending that a \$450.00 assessment be due January 1, 2006 and then also on May 1, 2006 which would equal the \$600.00 total assessment needed for 2006 to run the budget for the Master and the community. After the review of the budget by Barb Mirlisena, it was opened to the community to share their thoughts and concerns about the assessments and the budget. Many homeowners expressed their opinions and it was a positive general consensus that the homeowners do not want to have a decrease in the quality of their amenities, landscaping or contract services. Many of the homeowners did understand that there was a drain in the 2005 budget and that we are now trying to make it up in 2006, plus plan for the future with reserves.

After the Open Forum and the review by Barb Mirlisena, there was a ten minute break. Most of the homeowners went home. The Board Members and Management continued with the meeting.

A motion was made by Brad Amstutz and seconded by Gary Gibson to resend the previous approval of the budget from October 10, 2005. All Board Members, except Dale Skelton were in favor. Motion carried. The budget was then reopened to be approved. At this point, correction items were noted for the budget and approval will be made on each community.

The first set of changes was for the master budget for Village on the Green. The first item was for spring/fall flowers. The spring/fall flower monies needs to be moved to the total under the contingency fund. Also, keep the Social Activities at \$2,100.00 and reclassify \$500.00 to go towards meter modification for the irrigation system. Move to contingency. Also, keep the grub treatment monies budgeted so that the Master can have the treatment done in the fall of 2006. The assessment was reviewed and agreed upon, motioned by Barb Mirlisena and seconded by Dale Skelton. Motion carried. It was agreed to be \$600.00 for 2006, broken down into two payments of \$450.00 due on January 1, 2006 and the second payment of \$150.00 due on May 1, 2006.

The next community was the Crystal Cove Village. An item to be corrected was the chemicals for grub treatment. That money was to be put into the budget. A motion was made by Gary Gibson and seconded by Dale Skelton to approve the Crystal Cove budget. Motion carried.

The next community was the Salt Run Village. The Salt Run Village budget passed with items to be corrected. The per unit per month fee was going to increase from \$125.00 to \$150.00. The next item was to include the money for chemical grub treatment in the fall of 2006. A motion was made by Gary Gibson and seconded by Dale Skelton to approve the Salt Run Village budget. Motion carried.

The next community was Raintree Village. The first item was to raise the per unit per month fees from \$150.00 to \$175.00 and to include the budget money for grub treatment in the fall of 2006. With that conclusion, a motion was made by Gary Gibson and seconded by Dale Skelton to approve the Raintree Village budget. Motion carried.

#### **Next Meeting Date**

The next meeting was scheduled for November 28, 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 Gary Gibson and seconded by Barb Mirlisena to adjourn the meeting at 9:45 p.m. Motion carried.