

**VILLAGE ON THE GREEN HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
June 2, 2008**

CALL TO ORDER

The meeting was called to order by President, Roy Wergers on Monday, June 2, 2008 at 7:00 p.m. at the Village on The Green Town Hall Clubhouse.

ATTENDANCE

Board Members in attendance were Roy Wergers, Dale Skelton, Dan Kallmyer, Ken Hastings, Barb Freudemann, Julie Haley and Steve Blackburn.

Management was represented by David Brock of Towne Properties.

APPROVAL OF PREVIOUS MEETING MINUTES

The Board reviewed the March 24, 2008 meeting minutes. A motion was made by Ken Hastings and seconded by Steve Blackburn to accept the minutes as submitted. Motion carried.

MANAGEMENT REPORTS

Financial Report

As of April 30, 2008 the Village on the Green Homeowners Association had \$145,447.72 in operating cash, with a reserve account balance of \$153,592.64. The total income year to date is \$170,885.23 with expenses of \$56,733.43 resulting in a positive variance of \$114,151.80.

As of April 30, 2008, the Salt Run Village had \$8,213.96 in operating cash, with a reserve account balance of \$113,375.72. The total income year to date is \$35,681.02 with expenses of \$30,293.92 resulting in a positive variance of \$5,387.10.

As of April 30, 2008, the Raintree Village had \$7,353.48 in operating cash, with a reserve account balance of \$43,721.10. Total income year to date is \$17,667.96 with expenses of \$12,275.38 resulting in a positive variance of \$5,392.58.

As of April 30, 2008, the Crystal Cove Village had \$6,722.05 in operating cash, with a reserve account balance of \$5,846.98. The total income year to date is \$21,423.21, with expenses of \$14,420.40 resulting in a positive variance of \$7,002.81.

Delinquency Report

As of May 27, 2008, the Village on The Green had a total of \$26,605.83 in outstanding fees.

The Salt Run Village had a total of \$1,150.19 in outstanding fees.

The Raintree Village had a total of zero dollars in outstanding fees.

The Crystal Cove Village had a total of \$257.40 in outstanding fees.

CD Reports:

As of April 30, 2008:

Village on The Green had a total balance of \$125,869.77.

Salt Run Village had a total balance of \$88,037.58.

Raintree Village had a total balance of \$33,644.95.

Crystal Cove Village had a total balance of \$3,950.43.

COMMITTEE REPORTS

Finance Committee – Ken Hastings stated that the Finance Committee is reviewing the Reserve Study for three of the four Villages. The Finance Committee is looking forward to starting budgets for 2009.

Preservation/Design & Review Committee – No report, but Steve Blackburn stated that some of the fish are dying in the lake and it is being caused by a natural evolvment.

Wildlife Committee – Julie Haley stated that Michael, the swan, is doing well and is being fed.

Maintenance Committee – Dan Kallmyer stated that the storm drain excavation on the lake across the walk path is complete. The contractor will follow up with seed and straw. The drain cover at Salt Run common area has been replaced. The Committee is still placing rip rap rock from the Salt Run rock pile to the eroded bank of the main lake.

Social Committee – Bonnie Wergers stated that the Taste of the Village on the Green was a great success. The tree fund is now up to \$215.24. Bonnie reviewed the rest of the 2008 scheduled events.

Pool Committee – Barb Freudemann spoke for Laura Bolendar stating that the pool is now open. New signs have been posted. The Lost and Found bag is in place. She also explained that the pool stain on the bottom of the pool in the lap lane would dissolve away during the pool season with natural chemicals. The handrails have become a little rusty and could possibly need to be replaced. This needs to be considered in the budget for 2009. She requested that Management put a work order in place for the gate latch and the light timers to be repaired.

Neighborhood Watch Committee – No report.

Newsletter & Website Committee – Dale Skelton stated that the articles for the next newsletter need to be in by June 5th and that the website is still in the updating process.

OLD BUSINESS

Storm Water Drain Repair and Follow up – It was stated to the Board and everyone present that the storm water repair on the lake has been completed and everything is working fine. The contractor should in the next 24 hours complete the process with seed and straw over the excavated area for a finished product.

Deck Washing and Sealing of Salt Run – The Board reviewed the bids via email and after review selected All Phase Building and Remodeling to complete the pressure washing and clear sealing of the decks on Salt Run at a price of \$215.00 per deck. A motion was made and approved. The contractor will contact each homeowner giving them the scheduled day for their deck to be washed and sealed.

Gutter Cleaning of Salt Run and Raintree – This project of having Towne Properties take care of the gutter cleaning and maintenance is scheduled to start the week of June 2, 2008.

NEW BUSINESS

Tree Behind 1004 Raintree Lane – This tree is in a state of decline and is being considered for removal. The Board requested that we get a bid to have this done. It was also stated by Management that there are several other areas in need of tree cleanup and tree removal within the common areas of Village on the Green. Management will consult with Caesars Creek Contracting and prepare a map of all of these areas with a price for cleanup and removal, including the tree behind 1004 Raintree Lane. This information will then be presented to the Board for review.

Driveway Repair/Lifting at 1021 Raintree Lane – After review of the bid from A1 Concrete Leveling, our concrete repair company for the community, a motion was made by Dan Kallmyer and seconded by Steve Blackburn to accept their bid for \$650.00 with a one-year warranty. Management will contact the vendor and schedule the repair. The homeowner will also be notified.

Irrigation Repairs – It was stated to the Board that there are areas of repair and replacement for the irrigation.

1. The third rotary needs a new backflow system.
2. There will need to be electrical and water main line repairs at the excavation point on the lake.
3. There will need to be a main line repair at the pump station and electrical box at the lake preceding the pump being delivered and put in the lake for operation.

The bids and prices from the contractor, Aqua Logics, have been reviewed by the Board and approved to move forward with repairs and costs. We have an expected date of arrival for the pump of June 9, 2008.

Swimming Pool Underwater Light Replacement – The Board has requested the rental of a wood chipper to do common area cleanup. A motion was made by Steve Blackburn and seconded by Dale Skelton to accept the proposal with a maximum cost limit of \$200.00. Motion carried.

Next Meeting Date – The next meeting was scheduled for July 28, 2008 at 7:00 p.m. at the Village on The Green Town Hall Clubhouse.

OPEN FORUM

A homeowner from 7633 Sandstone asked who is going to cut the lots and cleanup the construction trailer from the builders. The Board stated that they were aware of the situation and had called the lots owners and the builders to have these concerns completed.

A homeowner from 697 Morning Dew Lane requested that the Board give consideration to installing a ramp in the lake to operate remote control boats.

A homeowner from 7670 Lakepoint inquired as to whether the Pool Committee was ever going to check pool passes. The homeowner also stated that a child/adolescent has been crossing through Salt Run, maybe going to the pool or leaving from the pool. The Board stated that they would keep their attention on this and make note of it.

A homeowner from 7672 Crystal Cove Point requested that a notice be sent to the landscaping company, Blue Chip Landscaping, that their employees are fishing in our lake.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 8:05 p.m. Motion carried.