

**VILLAGE ON THE GREEN HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
July 28, 2008**

CALL TO ORDER

The meeting was called to order by President, Roy Wergers on Monday, July 28, 2008 at 7:00 p.m. at the Village on The Green Town Hall Clubhouse.

ATTENDANCE

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

Board Members absent with notice were Dan Kallmyer and Dale Skelton.

Management was represented by David Brock of Towne Properties.

APPROVAL OF PREVIOUS MEETING MINUTES

The Board reviewed the June 2, 2008 meeting minutes. A motion was made by Julie Haley and seconded by Ken Hastings to accept the minutes as submitted. Motion carried.

MANAGEMENT REPORTS

Financial Report

As of June 30, 2008 the Village on the Green Homeowners Association had \$145,068.99 in operating cash, with a reserve account balance of \$151,803.96. The total income year to date is \$210,422.23 with expenses of \$94,549.16 resulting in a positive variance of \$115,873.07.

As of June 30, 2008, the Salt Run Village had \$5,435.30 in operating cash, with a reserve account balance of \$115,724.96. The total income year to date is \$46,391.21 with expenses of \$43,782.77 resulting in a positive variance of \$2,608.44.

As of June 30, 2008, the Raintree Village had \$6,156.07 in operating cash, with a reserve account balance of \$45,618.26. Total income year to date is \$24,795.96 with expenses of \$20,600.79 resulting in a positive variance of \$4,195.17.

As of June 30, 2008, the Crystal Cove Village had \$324.52 in operating cash, with a reserve account balance of \$5,849.86. The total income year to date is \$28,157.21, with expenses of \$27,610.93 resulting in a positive variance of \$546.28.

Delinquency Report

As of July 14, 2008, the Village on The Green had a total of \$20,047.58 in outstanding fees.

The Salt Run Village had a total of \$2,170.80 in outstanding fees.

The Raintree Village had a total of \$198.00 in outstanding fees.

The Crystal Cove Village had a total of \$875.80 in outstanding fees.

CD Reports:

As of June 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.

Violation Letters:

Five violation letters were sent between June 1, 2008 and July 18, 2008. Three have complied. Two are still in violation.

COMMITTEE REPORTS

Finance Committee – Ken Hastings stated that the 2009 budget is in process and the Committee has started bidding out contracts for 2009.

Preservation/Design & Review Committee – No report.

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

Maintenance Committee – Management presented the Maintenance Report. Management stated that the HVAC for the main level of the Town Hall Clubhouse has been replaced successfully. The irrigation is running successfully. Ten of the decks have been completed in Salt Run Village, which were washed and water sealed.

Social Committee – Bonnie Wergers stated that the 4th of July holiday at the swimming pool was a very wet weekend. She stated that the Luau Party was a success. The next scheduled event is the Sundaes on Sunday from 6:00 p.m. to 8:00 p.m. Bonnie continued to go over the remainder of scheduled events for 2008.

Pool Committee – Barb Freudemann stated that the Pool Committee was looking at various ideas on canopies and awnings for the pool deck to be considered for 2009's budget.

Neighborhood Watch Committee – Donna Tedrick stated that this summer has been very smooth with no trouble to report. She also stated that the Hamilton Township Police Department reported a good and successful summer.

Newsletter & Website Committee – No report.

OLD BUSINESS

Driveway Repair and Lifting – The driveway repair and lifting at 1021 Raintree was completed on July 14, 2008.

Deck Washing and Sealing Maintenance Program – After completing the ten decks, which were washed and water sealed at Salt Run Village, this now puts in a productive maintenance program for all the decks to be done on a regular basis or on a maintenance scheduled program for Raintree and Salt Run Villages.

Irrigation Repairs Update – The irrigation is scheduled for completed repairs on the circuit box, multiple heads and a small leak. Those repairs will be completed this week. The third rotary is running properly and the small minor leak at the valve box at the Clubhouse is so small that it will be addressed at the end of the season when the system is shut down.

NEW BUSINESS

Caesars Creek Contracting – Caesars Creek Contracting will be taking care of the common area tree service for a contracted price of \$3,150.00. A motion was made, seconded and approved via email. This project is scheduled to start on August 4, 2008.

Play Set Repair Review – The Board was split after reviewing the toddler play set, which has the wooden swing arm. The Board decided to wait until the end of the year to remove, return and use the money for 2009 to get a better swing set.

2009 Budget Start – It was stated that the Finance Committee, Management and Ken Hastings were going to work together on creating a file for the new 2009 budget. A tentative meeting would be scheduled for review and to also start bidding for new contracts for 2009.

2007 End of Year Cash Balances to Reserves – The Board reviewed the end of year 2007 excess operating cash. A motion was made by Ken Hastings and seconded by Steve Blackburn to move \$30,666.00 from operating cash to reserves common area enhancements. Motion carried.

Dale Skelton's Health - A motion was made by Roy Wergers that Julie Haley stand in as Secretary due to Dale Skelton's ill health at this time. Motion was seconded. Motion carried with all in favor.

Next Meeting Date – The next meeting was scheduled for September 22, 2008 at 7:00 p.m. at the Village on The Green Town Hall Clubhouse.

OPEN FORUM

No homeowners participated.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 7:35 p.m. Motion carried.