

**VILLAGE ON THE GREEN HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
September 22, 2008**

**CALL TO ORDER**

The meeting was called to order by President, Roy Wergers on Monday, September 22, 2008 at 7:05 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, Dan Kallmyer and Julie Haley.

Due to Board Member Dale Skelton passing away, an open board position is available.

Management was represented by David Brock of Towne Properties.

**APPROVAL OF PREVIOUS MEETING MINUTES**

The Board reviewed the July 28, 2008 meeting minutes. A motion was made by Ken Hastings and seconded by Steve Blackburn to accept the minutes as corrected. A correction was made under ADJOURNMENT. The adjournment should read 8:01 p.m., not 7:35 p.m. Motion carried.

**MANAGEMENT REPORTS**

**Financial Report**

As of August 31, 2008 the Village on the Green Homeowners Association had \$70,387.21 in operating cash, with a reserve account balance of \$199,487.15. The total income year to date is \$222,858.78 with expenses of \$151,501.49 resulting in a positive variance of \$71,357.29.

As of August 31, 2008, the Salt Run Village had \$3,575.36 in operating cash, with a reserve account balance of \$118,859.10. The total income year to date is \$57,925.61 with expenses of \$57,177.11 resulting in a positive variance of \$748.50.

As of August 31, 2008, the Raintree Village had \$3,953.44 in operating cash, with a reserve account balance of \$44,547.11. Total income year to date is \$32,715.96 with expenses of \$30,723.42 resulting in a positive variance of \$1,992.54.

As of August 31, 2008, the Crystal Cove Village had \$4,062.37 in operating cash, with a reserve account balance of \$5,852.48. The total income year to date is \$36,843.81, with expenses of \$32,422.68 resulting in a positive variance of \$4,421.13.

**Delinquency Report**

As of September 18, 2008, Village on The Green had a total of \$10,674.66 in outstanding fees.

Salt Run Village had a total of \$3,159.00 in outstanding fees.

Raintree Village had a total of \$215.38 in outstanding fees.

Crystal Cove Village had a total of \$248.51 in outstanding fees.

### **CD Reports:**

As of August 31, 2008:

Village on The Green had a total balance of \$127,096.10.

Salt Run Village had a total balance of \$88,784.37.

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

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

### **Violation Letters:**

Four violation letters were sent between July 18, 2008 and September 15, 2008. Four have complied.

### **COMMITTEE REPORTS**

Finance Committee – Ken Hastings stated that the reduction of delinquencies is a positive image to the community and attributes this decline to the aggressive procedures of contacting the owners and following the procedures as stated in the documents. Ken asked everyone in attendance if anyone would like to volunteer from Salt Run Village to be a representative to the Finance Committee.

Preservation/Design & Review Committee – Barb Freudemann stated that there was no Preservation Report. Barb stated that the Design Review applications have been submitted, approved and homeowners were notified of their approved applications. This system has been going smoothly.

Wildlife Committee – Julie Haley stated that Michael, the swan, had a hook in his tail feathers and that the hook was successfully removed.

Maintenance Committee – Dan Kallmyer stated that the irrigation system has been repaired and is up and running. He also stated that the Committee is in the process of reviewing the 2009 contracts.

Social Committee – Bonnie Wergers stated that the Fishing Tournament on Sunday, September 21, 2008 was a huge success and thanked everyone for participating. Dates to remember are October 11<sup>th</sup>, Octoberfest; October 31<sup>st</sup>, Halloween Party; November 8<sup>th</sup>, Christmas Light Decoration. Bonnie also stated that we still need approximately \$127.00 donated to meet our goal for the Tree Fund.

Pool Committee – Barb Freudemann stated that the two empty seats on the Pool Committee have been filled and thanked those Committee Members for their participation.

Neighborhood Watch Committee – Donna Tedrick stated that there have been very small and minor cases of vandalism over the summer. She stated that some of the pool furniture was thrown in the pool and a sitting bench around the lake was damaged. Hamilton Township also stated that it was a quiet summer. The next Neighborhood Watch Meeting is scheduled for Tuesday, September 23<sup>rd</sup> at 7:00 p.m. at the Village on The Green Town Hall Clubhouse. Donna also noted that she would be resigning her position on the Neighborhood Watch Committee effective January 1, 2009 and that if anyone is interested in filling her position to please contact her.

Newsletter & Website Committee – Barb Freudemann stated that there would be some new changes starting in 2009. The biggest change will be the reduction of publications of the newsletter, which will be published and distributed only three times next year, dates being February 1<sup>st</sup>, June 1<sup>st</sup> and October 1<sup>st</sup>.

## **OLD BUSINESS**

2009 Budget Process Update – Ken Hastings stated that we will have one or two more budget meetings. The budget process was started early and it looks as though we will be in good shape as far as meeting the needed income to cover the 2009 operating expenses.

Town Hall Hardwood Floors – The hardwood floors installed by Barefoot Hardwood Floors has been completed and was a successful project.

Town Hall Parking Lot Light Post – The Board requested and approved installation of a fourteen foot light post at the end of the entrance ramp and the handicap parking space in the parking lot. At this time, Fry Electric will run the electric line in conduit and install the light post after it has been purchased.

## **NEW BUSINESS**

Pool Furniture and Irrigation Pump Storage – The Board noted that Advantage Storage on Rt. 22 would be used to store the pool furniture and the irrigation pump. The storage space will be a 10 x 20 foot area at a cost of \$874.00 for eight months. The code for entry is \*3874059#.

Windstorm Damage/Repairs and Insurance – Management reviewed the windstorm damage from September 14, 2008 with the Board. Salt Run damage included siding and ridge vents damaged or missing. Raintree had a few shingles loose or missing. Damage in the Village on the Green master common area included leaves, twigs, debris cleanup and three trees that snapped in half. All repairs are in the process of being taken care of through contracted companies, Towne Properties, Ameridian Specialty Services and Caesars Creek Contracting. Caesars Creek Contracting will be removing the trees at 954 and 1004 Raintree. Regarding insurance, we have a \$5,000.00 deductible. Management consulted with an insurance agent and it was recommended not to use our insurance, as the total overall repair does not exceed the per occurrence \$5,000.00 deductible.

Raintree Arch Repairs – The Board reviewed the bid to repair the arches and columns at 985, 978 and 953 Raintree Lane by All Phase Building and Remodeling for a total cost of \$1,700.00. The work included caulking, sealing and painting. A motion was made by Julie Haley and seconded by Steve Blackburn to accept the bid as submitted. Motion carried.

Pool Repairs – Management discussed with the Board the possibility of the bottom of the pool needing to be repaired with Marble-Lite. With the new Ohio State Regulations requiring pools to have modified pool drain covers and modified shutoff pumps, it was noted that after reviewing the report from Art Daniels Pool Service, the Board would be notified of what repairs, changes and modifications need to be made to our pool for the fall, which might consist of pool drain modifications and installation of the new shutoff pump. Recommendations will also be taken by the pool company as to the condition of the bottom of the pool and the need for a Marble-Lite repair. That repair would be scheduled and completed in the spring of 2009. All of these reports and reviews will be presented to the Board as they are received from the pool company.

Next Meeting Date – The next meeting was scheduled for November 24, 2008 at 7:00 p.m. at the Village on The Green Town Hall Clubhouse.

## **OPEN FORUM**

A homeowner stated that he had found a black cat. He has it at his house if anyone knows who owns the cat to please contact him.

A homeowner from Crystal Cove stated that there was a unit across the street from her with a sign in the yard stating that the unit is For Rent. She requested the rental policy from the documents, at which time Management stated that there is a 10% rental cap and that the community as a whole only has 10 to 12 rentals, which does not exceed the 10% rental cap.

Lou Snyder stated that some of the asphalt at the end of Crystal Cove Drive is deteriorating and creating cracks and breaking away. He questioned whether this was a homeowner responsibility, an Association responsibility or the Township responsibility. Management stated that the responsibility is with Hamilton Township.

**ADJOURNMENT**

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