

**VILLAGE ON THE GREEN HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
July 23, 2007**

CALL TO ORDER

The meeting was called to order on Monday, July 23, 2007 at 7:00 p.m. at the Village on The Green Town Hall Clubhouse.

ATTENDANCE

Board Members in attendance were Roy Wergers, Laura Bolender, Dale Skeleton and Steve Blackburn.

Board Member, Barb Mirlisena was absent with notice.

Board Member, John Boccher submitted a letter of resignation as of June 15, 2007 leaving his position open.

Board Member, Rob Silber submitted a letter of resignation as of July 8, 2007 and his position is now open.

Management was represented by David Brock of Towne Properties.

OPEN FORUM

A homeowner wanted to thank the Board for the benches. There are now two new benches around the main lake.

Rosco stated that the empty lot next to his unit needs to be cut again and that the tree in his front yard needs attention.

Jack Jones requested that we state that homeowners should be courteous and not park their cars over the sidewalks in the next Newsletter.

A homeowner at 7757 Crystal Cove Point and her neighbor requested that the Board look at their yards and see if there is any relief or repair that they can get for grass reseeding due to the damage from the grubs two years ago.

APPROVAL OF PREVIOUS MEETING MINUTES

The Board reviewed the June 4, 2007 Regular Meeting minutes. A motion was made by Steve Blackburn and seconded by Laura Bolender to accept the minutes as submitted. Motion carried.

The Board reviewed the May 29, 2007 Executive Meeting Minutes. A motion was made by Laura Bolender and seconded by Steve Blackburn to accept the minutes as submitted. Motion carried.

MANAGEMENT REPORTS

Financial Report

As of June 30, 2007 the Village on the Green Homeowners Association had \$129,367.80 in operating cash, with a reserve account balance of \$127,847.51. The total income year to date is \$196,084.70 with expenses of \$89,276.16 resulting in a positive variance of \$106,808.54.

As of June 30, 2007, the Salt Run Village had \$3,116.78 in operating cash, with a reserve account balance of \$88,461.54. The total income year to date is \$35,907.30 with expenses of \$36,091.02 resulting in a negative variance of (\$183.72).

As of June 30, 2007, the Raintree Village had \$3,181.25 in operating cash, with a reserve account balance of \$54,823.21. Total income year to date is \$25,561.80 with expenses of \$22,380.94 resulting in a positive variance of \$3,180.86.

As of June 30, 2007, the Crystal Cove Village had \$3,336.13 in operating cash, with a reserve account balance of \$6,156.62. The total income year to date is \$23,668.84, with expenses of \$25,170.32 resulting in a negative variance of (\$1,501.48).

Delinquency Report

As of July 17, 2007, the Village On The Green had a total of \$12,880.79 in outstanding fees.

The Salt Run Village had a total of \$12,210.83 in outstanding fees.

The Raintree Village had \$246.00 in outstanding fees.

The Crystal Cove Village had a total of \$2,333.46 in outstanding fees.

CD Report:

As of June 30, 2007:

Village on The Green	\$92,147.34 (next CD to mature is 08/07/07)
Salt Run Village	\$74,127.38 (next CD to mature is 08/06/07)
Raintree Village	\$32,058.10 (next CD to mature is 08/06/07)
Crystal Cove Village	\$ 3,732.46 (next CD to mature is 09/10/07)

COMMITTEE REPORTS

Finance Committee – Laura Bolender reviewed the reserve report and stated that they are complete.

Preservation/Design & Review Committee – Barb Freedaman stated that the new mailbox is located in the lower level for residents to drop off their improvement applications or any comments regarding the community.

Wildlife Committee – Dale Skelton stated that Michael, the swan, is doing well despite the fact that he has hooked a couple of fishhooks in his mouth.

Maintenance Committee – Roy Wergers stated that the maintenance items would be covered in the Old and New Business of the meeting.

Social Committee – Bonnie Wergers stated than on August 5, 2007, they would start Ice Cream Sundaes on Sunday from 6:00 p.m. to 8:00 p.m. On September 26, 2007, children twelve and under will have a Fishing Tournament from 2:00 p.m. to 4:00 p.m. and on October 6, 2007, there will be an Oktoberfest.

Pool Committee – Laura Bolender presented the Pool Committee Report. She reported that there had been no recent vandalism. She also stated that in the next Newsletter we will request that parents need to communicate and review the Pool Rules with their children and also that the

adult swim is from 9:00 p.m. to 10:00 p.m., even though the pool sign says 8:00 p.m. to 10:00 p.m. The sign will be corrected.

Neighborhood Watch Committee – Donna Tedrick stated that everything was okay and if anyone sees anything suspicious to please report it to the police.

Newsletter & Website Committee – Dale Skelton stated that after many variations of the last Newsletter, we hope to have it out by the weekend after Board approval. Dale stated that the website is still a work in progress.

OLD BUSINESS

Entrance Fountain Repair And Update - Management reported to the Board that the fountain at the entrance has been called into Jones Fish Hatchery and is scheduled for light bulb repair on July 24th and 25th. Also at that time, Jones Fish Hatchery will look at the light bulbs at the main lake. There are two lights that are burned out. Management will report back to the Board regarding the final repair.

Irrigation Repairs and Completion - After review via email, the Board approved two proposals with Accent Enterprises. The first proposal was to replace and reset the third rotary irrigation control box for \$900.00. The second proposal was to reset the junction box and the electrical box at the main lake for the irrigation for \$650.00. After speaking with the contractor, this repair is to start on July 24th, 25th and 26th and at that time, the irrigation will be turned back on to the scheduled days of Tuesday, Thursday and Saturday.

Raintree Gutter Replacement Update - The Board reviewed and accepted via email the bid from Ray St. Clair Roofing for \$13,530.00, which included replacing all of the gutters with new six-inch gutters and Alcoa six-inch leaf relief gutter protectors on the back of ten buildings on Raintree. This proposal was signed and turned over to Ray St. Clair Roofing to schedule as soon as possible.

NEW BUSINESS

Tree and Bush Replacements - Management brought to the Board's attention the following items for replacement: Bushes on Crystal Cove that need to be replaced, Holly bushes to be replaced in Salt Run, a tree at the end of Lakepoint in Salt Run that has been cut flush that needs to be replaced in the fall, a Plum tree on Squirrel Run that has been cut flush that needs to be replaced in the fall and a Weeping Cherry tree near the gazebo across from Town Hall that will be cut flush next week and will need to be replaced in the fall. Blue Chip will submit a bid and take care of these items.

Fallen and Dead Tree Cleanup - At this time, there is a tree that is down across the common area at 958 Raintree Lane and also dead and distressed trees at the corner of 1004 Raintree Lane. Management will request bids from Davey Tree and Caesar's Creek Contracting for removal and cleanup of these areas.

Raintree Wood Repair and Painting - Management brought to the Board's attention the condition of the wood on the ten units located on Raintree Lane. The wood around the archways in the front entrances of all the units are in need of replacement due to water rot and then we will need to proceed with caulking and painting. Management will obtain three bids for this project and also will include decks to be pressure washed and sealed from Salt Run by the same company selected for the contract for Raintree.

Clubhouse Hose Bib and Pump Room Water line Repair – The Board brought to Management's attention the following areas that need repair by a plumber: The Clubhouse lower level hose bib is leaking internally and needs to be replaced and the pool pump room fresh water line was capped off due to repair over the winter and needs to be reopened and finished so we can have fresh water filter the pool from the pump room. Management will contact Rapid Plumbing to begin repairs.

Homeowner Incident - A renter in attendance, Mark Price of 7775 Wilderness Way, owner is Carroll Daniels, wanted to know who told his son to leave the swimming pool. Laura Bolender stated that she spoke with the kids at the pool and that she did not tell them to leave, but to respect the area and the furniture, the property and to abide by the rules. After raising his voice, becoming belligerent and accusing the Board of harassing his children, Mark Price yelled that he wanted this stopped and never wanted his kids harassed again and if it happened again, he would sue the Board. At this point, Mark was told that his point was made. However, he continued to yell the Board Members and was then asked to leave. He then left. After the Board meeting, a report of the incident was made to the Hamilton Township Police.

Next Meeting Date – The next meeting will be scheduled for September 24, 2007 at 7:00 p.m. at the Towne Hall at Village on the Green.

ADJOURNMENT

There being no further business to come before the Board, a motion was made by Dale Skelton and seconded by Laura Bolender to adjourn the meeting at 8:10 p.m. Motion carried.

After the Board Meeting, the police were called regarding two incidents. One, an abandoned car in the Town Hall parking lot was requested to be towed. Secondly, to make an informal report about the incident with Mark Price at the Board Meeting.