

**VILLAGE ON THE GREEN HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
March 23, 2009**

**CALL TO ORDER**

The meeting was called to order by President, Roy Wergers on Monday, March 23, 2009 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, Dan Kallmyer, Rob Silber and Julie Haley.

Management was represented by David Brock of Towne Properties.

**APPROVAL OF PREVIOUS MEETING MINUTES**

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

**MANAGEMENT REPORTS**

**Financial Report**

As of February 28, 2009 the Village on the Green Homeowners Association had \$85,465.94 in operating cash, with a reserve account balance of \$217,539.39. The total income year to date is \$90,258.38 with expenses of \$40,265.31 resulting in a positive variance of \$49,993.07.

As of February 28, 2009, the Salt Run Village had \$5,422.61 in operating cash, with a reserve account balance of \$128,118.48. The total income year to date is \$12,376.80 with expenses of \$9,282.41 resulting in a positive variance of \$3,094.39.

As of February 28, 2009, the Raintree Village had \$4,868.89 in operating cash, with a reserve account balance of \$48,741.61. Total income year to date is \$8,771.40 with expenses of \$5,799.95 resulting in a positive variance of \$2,971.45.

As of February 28, 2009, the Crystal Cove Village had \$2,895.63 in operating cash, with a reserve account balance of \$416.89. The total income year to date is \$9,451.00, with expenses of \$3,923.46 resulting in a positive variance of \$5,527.54.

**Delinquency Report**

As of February 28, 2009, Village on The Green had a total of \$17,847.50 in outstanding fees.

Salt Run Village had a total of \$3,272.40 in outstanding fees.

Raintree Village had a total of \$465.92 in outstanding fees.

Crystal Cove Village had a total of \$287.60 in outstanding fees.

## **CD Reports:**

As of February 28, 2009, Village on The Green had a total balance of \$131,317.86.

Salt Run Village had a total balance of \$89,545.93.

Raintree Village had a total balance of \$33,861.73.

Crystal Cove Village had a zero balance.

## **COMMITTEE REPORTS**

Finance Committee – Ken Hastings stated that the finances for all four Villages have been reviewed and are okay. Ken also asked for volunteers to help with the Finance Committee and to contact him if interested.

Preservation/Design & Review Committee – Barb Freudemann stated that there was no Preservation Report.

Wildlife Committee – Julie Haley stated that there was no report.

Maintenance Committee – Dan Kallmyer stated that Brickman, the landscaping company, would be starting the spring cleanup. Poffs is taking care of the fertilization and weed treatments and they have already started their first treatment for spring. Caesars Creek Contracting has done a great job of the tree line cleanup at the entrance of Village Green Parkway and also cleanup at the gazebo on the lake.

Social Committee – Patty Blackburn reviewed the upcoming events for 2009:

- Chili Cook Off - March 28<sup>th</sup>
- Taste of Village on the Green - April 25<sup>th</sup>

Pool Committee – Barb Freudemann stated that we would go over these items under Old Business.

Neighborhood Watch Committee – No report.

Newsletter Committee – Barb Freudemann stated that the next Newsletter is running a little behind schedule due to a header change to make the publication look better.

Website Committee - Rob Silber stated that he has updated our current site with current calendar events, meeting agendas and minutes.

## **OLD BUSINESS**

Pool Drain Modifications – Management stated that our pool is on track to have the anti-entrapment pool drain modification completed before opening on May 23, 2009, Memorial Day Weekend. Art Daniels will be completing the work. Management also stated that the pool furniture would be taken out of storage the second week of May. The new canopies for the swimming pool are also in storage and will be brought out and assembled.

Town Hall Clock Replacement Update – Dan Kallmyer stated that he is continuing to research pricing for the replacement of the clocks. He is now looking at two companies and we need to determine if we want to replace both or just one of the clocks. He is also obtaining pricing on filling in the second clock's space with a Village on the Green logo.

Workout Room Walls and Floors – Roy Wergers stated that the walls in the workout room have been newly painted, a new phone has been installed and new window blinds were installed. A new floor with a rubber consistency that locks together is next to be installed. The Board is also considering installing a ceiling fan.

### **NEW BUSINESS**

Entrance Spruce Tree Replacement – The Board reviewed, with the homeowners present at the meeting, the options of replacing the entrance tree which was removed due to being blown over in the February windstorm. Owners shared their opinions concerning what to do with the entrance area. They would like to see a landscaping plan after the scheduled walkthrough on March 25, 2009.

Gazebo Repairs and Update – Steve Blackburn stated that the handrails in the gazebo at the lake are rotten, have deteriorated and need to be replaced. Also, some of the latticework surrounding the gazebo needs to be replaced. Steve Blackburn will research the proper material to use for a longtime repair and then report back to the Board with his findings.

Walkthrough With Brickman – Management stated that a walkthrough for landscaping only with Brickman would be scheduled for March 25, 2009. All four Villages will be included and items will be reviewed that need to be corrected or initiated for the spring.

Clubhouse Decorating Upper Level - It was noted at this time that the Board is giving consideration to doing some continued remodeling on the upper level of the Clubhouse. Julie Haley has asked for volunteers for a Decorating Committee to help with the process and for anyone interested to please contact her.

Next Meeting Date – The next meeting was scheduled for May 25, 2009 (**this is Memorial day**) at 7:00 p.m. at the Village on The Green Town Hall Clubhouse.

### **OPEN FORUM**

Gary Louis, 7440 Honeysuckle Court, asked what is next on the common area cleanup agenda. He wanted to know if it was ever going to stop. His concern was that he liked the common area brush to stay intact. Dan Kallmyer noted that the Board is not on a mission to clear all the natural areas and is making the decision to clean these areas to help with the property values. The Board will look at barrier plantings around the areas that have been newly cleared.

Eileen Meeres, 1117 Elk Run, expressed concern regarding the decision on the clock on the Clubhouse tower. She wanted to be sure that the Board was taking precautions in their decision making in getting quality products and quality clocks so they would have a long term fix and not have clocks that would need replacement or repair on a yearly basis.

### **ADJOURNMENT**

There being no further business to come before the Board, a motion was made by Dan Kallmyer and seconded by Julie Haley to adjourn the meeting at 8:28 p.m. Motion carried.