

**VILLAGE ON THE GREEN HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES**

March 24, 2008

CALL TO ORDER

The meeting was called to order by President, Roy Wergers on Monday, March 24, 2008 at 7:00 p.m. at the Village on The Green Town Hall Clubhouse.

ATTENDANCE

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

Board Member, Dale Skelton was absent with notice.

Management was represented by David Brock of Towne Properties.

APPROVAL OF PREVIOUS MEETING MINUTES

The Board reviewed the November 26, 2007 Regular Meeting minutes. A motion was made by Steve Blackburn and seconded by Ken Hastings to accept the minutes as submitted. Motion carried.

MANAGEMENT REPORTS

Financial Report

As of February 29, 2008 the Village on the Green Homeowners Association had \$95,073.89 in operating cash, with a reserve account balance of \$155,595.08. The total income year to date is \$102,460.76 with expenses of \$37,904.79 resulting in a positive variance of \$64,555.94.

As of February 29, 2008, the Salt Run Village had \$6,476.96 in operating cash, with a reserve account balance of \$107,606.98. The total income year to date is \$12,416.91 with expenses of \$8,766.81 resulting in a positive variance of \$3,650.10.

As of February 29, 2008, the Raintree Village had \$6,443.71 in operating cash, with a reserve account balance of \$40,792.47. Total income year to date is \$9,311.98 with expenses of \$6,589.35 resulting in a positive variance of \$2,722.63.

As of February 29, 2008, the Crystal Cove Village had \$7,112.60 in operating cash, with a reserve account balance of \$5,719.29. The total income year to date is \$9,212.60, with expenses of \$2,419.24 resulting in a positive variance of \$6,793.36.

Delinquency Report

As of March 20, 2008, the Village on The Green had a total of \$15,354.74 in outstanding fees.

The Salt Run Village had a total of \$11,732.53 in outstanding fees.

The Raintree Village had a total of \$20.18 in outstanding fees.

The Crystal Cove Village had a total of \$4,163.01 in outstanding fees.

CD Reports:

As of February 28, 2008:

Village on The Green had a total balance of \$124,916.82.

Salt Run Village had a total balance of \$86,180.12.

Raintree Village had a total balance of \$32,636.64.

Crystal Cove Village had a total balance of \$3,832.64.

COMMITTEE REPORTS

Finance Committee – Ken Hastings stated that new committee members are becoming familiar with the budget and accounting process. The Committee will be setting up a meeting with Management at Towne Properties to have a question and answer session.

Preservation/Design & Review Committee – Barb Freudemann stated that there was nothing new at this time. She requested that homeowners use the new Improvement Application forms and put them in the drop off box located on the lower level of the Clubhouse.

Wildlife Committee – Julie Haley stated that Michael, the swan, is in good shape and made it through the winter. She encouraged everyone to read the Maineville Living to catch up on the story of Michael's rescue in the winter of 2008.

Maintenance Committee – Dan Kallmyer stated that the community is reaching 10 years old and things need attention and maintenance. The Committee will try to stay on top of these maintenance items. Dan stated that the Willow tree on the lake at the corner of the second rotary has been removed and we will move forward with getting contracting bids on correcting the storm water drain. He also stated that the banks of the lake are eroding and some options are going to be addressed to control the erosion. Dan also stated that if anyone is interested in joining the Maintenance Committee to please contact him if.

Social Committee – Bonnie Wergers stated that the Taste of the Village on the Green would be on April 26, 2008, the Community Garage Sale will be on June 7, 2008, the 4th of July Celebration will be on July 4th, the Luau will be on July 19, 2008, the Fishing Tournament will be on September 14, 2008 and the Octoberfest will be on October 11, 2008.

Pool Committee – The pool is still closed. No report at this time.

Neighborhood Watch Committee – Kathy Hastings stated that the Neighborhood Watch survey will be sent out to the community and asked everyone to return their survey to the box on the lower level of the Clubhouse.

Newsletter & Website Committee – It was stated that the next issue of the newsletter should be delivered next week. The website now has updated information for personal information, forms and Social Committee events. Also, if anyone has any other calendar events that need to be submitted, please turn them in so they can be updated on the website.

OLD BUSINESS

Lake Bubbler – It was stated that the lake bubbler should be completed by next week and that the electrical company will finish setting the conduit and electrical box with the outlet so the bubbler can be plugged in properly.

7572 Lake Point – It was stated that A1 Concrete Leveling is scheduled for this week, weather permitting to correct and lift the sidewalk at 7572 Lake Point to avoid a trip hazard. The total cost will be \$580.00 paid for out of reserves. This work from A1 Concrete Leveling will also come with a one-year warranty.

Storm Water Drain Repair on the Lake on the Corner of Village Green Parkway and the Second Rotary – After review of multiple bids, one from Caesar Creek Contracting and one from Bearcat Construction, a motion was made by Dan Kallmyer and seconded by Julie Haley to accept the bid from Bearcat Construction for \$3,870.00. Motion carried.

NEW BUSINESS

954 Raintree Lane – The Board reviewed the bid from Ray St. Clair Roofing regarding the gutters on the front of the unit above the arch. The total repair cost was \$602.00, plus \$306.00 for the complete project, taking care of both sides of the arch gutter replacement and roof repair. A motion was made by Steve Blackburn and seconded by Dan Kallmyer to accept the project. Motion carried.

Deck Sealing for Salt Run – It was explained to the Board that there are approximately 8 to 9 decks that need sealing and that bids would be obtained and presented via email for approval within the month.

Entrance Fountain – It was noted to the Board by Management that in order to have the entrance fountain operating properly, the electrical box needed to be repaired. A new timer needs to be installed, which will set the fountain power unit, which will drive the fountain power unit and the lights. The lights will have a second backup running off of a photocell. This repair will be needed to have the entrance fountain up and running.

Swimming Pool Underwater Light Replacement – It was stated by the pool contractor, Art Daniels, to Management that there is an underwater light that is out and for replacement, it will need to be electrically fished back to the power circuit box in the pump room. The cost could approximately be anywhere from \$400.00 to \$450.00. Management will notify the Board when this repair is completed.

Next Meeting Date – The next meeting was scheduled for June 2, 2008 at 7:00 p.m. at the Village on The Green Town Hall Clubhouse.

OPEN FORUM

Homeowners from Raintree and Salt Run Village stated that the gutters are full and overflowing and are in need of cleaning and maintenance. Also, the grass areas are not being cared for and seem to be having a lot of brown spots and bare areas. Dan Kallmyer stated that due to the drought last year, a lot of grass died leaving these bare spots. During the next walkthrough with Blue Chip Landscaping, we will make the landscaper aware of these bare spots and see what resolution he has for the fall.

A homeowner from 7723 Turtle Hollow stated that a tree in his backyard that is dying is in the so-called preservation area. He was inquiring what could be done about taking it down or not at all or whose responsibility is it. The Board and Management stated that they would review this area behind his lot and get clear definition of the homeowner's property line distinguished from the preservation area, if any at all.

Two homeowners stated concern for grub control this year. Again, we stated that we would consult our landscaping company as to the condition of the ground and take his recommendation as to whether grub control will be needed or not in the fall.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 8:30 p.m. Motion carried.