

VOG Board Meeting

Minutes

MONDAY, FEBRUARY 27, 2006

ATTENDEES	Gary Gibson, Barb Mirlisena, John Boccher, Nichole Murphy, Tom Nugen Absent with notice: Lew Snyder, Dale Skelton
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1. CALL TO ORDER/ATTENDENCE	GARY GIBSON		
FOLLOW-UP / ACTION ITEMS	RESPONSIBLE	DUE DATES	
Meeting Called to order by Gary Gibson @ 7:02 PM Feb 27, 2006.			
2. APPROVAL OF MINUTES	BOARD		
FOLLOW-UP / ACTION ITEMS	RESPONSIBLE	DUE DATES	
The minutes for the November 28, 2005 meeting were reviewed and approved. The motion was made by John Boccher, seconded by Barb Mirlisena, and then passed unanimously.			
3. MANAGEMENT REPORT	BARB MIRLISENA		
FOLLOW-UP / ACTION ITEMS	RESPONSIBLE	DUE DATES	
The Management report was given by Barb Mirlisena due to Towne's absence. Financials: As of Jan 31, 2005 the VOG HOA had \$127048.62 in operating cash with a reserve balance of \$ 57308.31. The total income YTD is \$131202.50 with expenses of \$4705.30 resulting in a positive variance of \$126497.20. As of Jan 31, 2006 Salt Run Village had \$4832.72 in operating cash with a reserve account balance of \$59818.45. The YTD income is \$7325.00 with expenses of \$2595.60 resulting in a positive variance of \$4729.40. As of Jan 31, 2006 the Raintree village had \$5603.89 in operating cash with a reserve account balance of \$38338.37. Total income YTD is \$5415.00 with expenses of \$1162.63 resulting in a positive variance of \$4252.37. As of Jan 31, 2006 the Crystal Cove Village had \$8224.84 in operating cash with reserve balance of \$4332.08. The total income YTD is \$5321.80 with expenses of \$385.57 resulting in a positive variance of \$4936.23. Delinquency Report: Entity 9607 – VOG / Master One foreclosure by mortgage company (\$945.00) One foreclosure by Association (\$990.00) One remaining with payment arrangements (\$945.00) One in bankruptcy (\$810.00) Eighteen owe late fees (\$810.00) Twenty-four owe 1 st half 2006 fees plus late fees (\$11268.25) Entity 9608 – Salt Run One foreclosure by bank (5276.91) One foreclosure by Association (\$3340.70) One owes late fees (\$12.50) Entity 9609 - Raintree No Delinquencies			

Entity 9610 – Crystal Cove No Delinquencies			
4. FINANCE COMMITTEE REPORT		CHRIS MURPHY	
FOLLOW-UP / ACTION ITEMS		RESPONSIBLE	DUE DATES
<p><u>Old Business:</u> 2005 Requisition Template review. Starting in 2006 a numbering system will be in place as well as a requisition log. CDs are in place with none to renew until May 2006, which are earning 4.15% interest.</p> <p><u>Recommend:</u> Vendors/Contractors to submit invoices in a timely fashion, by the 10th of following month that their work was performed. This is to include the club house coordinator, to offset rentals and reflect payments.</p> <p>Items not in budget and that are non-emergency will roll over into next year's budget if funds are not available.</p> <p>Reviewing of invoices prior to payment This should not be necessary with the requisition template in place if it is used as recommended.</p> <p><u>New Business:</u> January financials. Minor adjustments and Towne is to correct. Electric/Gas at club house was over budget \$179.89 for the month. Trash Service has been reduced to 1-90 gal container and a cost reduction of \$15.00 + fees per month.</p> <p>Delinquencies: To date there are 345 residents and 10% are delinquent on their 1st installment of the annual fee. Towne is to properly post prepaids and issue lien notices on Friday, February 17th, 2006.</p> <p>Requisition to replenish copy funds for VOG Master #9607 at the UPS Store was requested and signed pending Board sign off.</p> <p>Chris Murphy is working on requisition log against budget to track expenses per general ledger account more accurately against budget line items.</p> <p>Village Ownership for monitoring of financials: Master VOG #9607 Barb Mirlisena and Penny Holmes Salt Run #9608 Chris Murphy and Dale Skelton Raintree #9609 Herb Keil and Larry Mitscher Crystal Cove #9610 Jean Gibson and Dan Kallmyer</p> <p>Meeting date has changed to the third Thursday of each month at 6:30 PM due to the financials not being ready by the 2nd Monday of each month.</p> <p>Next meeting date: March 16th, 2006 at 6:30 p.m. Lower Level @ Village Town Hall</p>			
5. DESIGN & REVIEW COMMITTEE		JOHN BOCCHER-LIAISON	
FOLLOW-UP / ACTION ITEMS		RESPONSIBLE	DUE DATES
John reviewed for the board recent approvals and updated the board on where the committee stands with pending applications. This committee is slow currently due to weather.			
6. PRESERVATION & WILDLIFE COMMITTEE		MIKE BOLENDER	
FOLLOW-UP / ACTION ITEMS		RESPONSIBLE	DUE DATES
Mike Bolender had the following to report. There is a lot that has a higher than normal swingset with a clubhouse on it. Discussed were the facts that CAC approved during construction. It is the recommendation of the Board that the Committee let this issue die.			

<p>797 VG Pkwy – 4' high fence installed. Easement question. The board sent this to the committee for further review with these suggestions. The residents need to realize that the easement portion of the fence may have to be removed by the utility if a problem arises. The utility will not pay to have the fence reinstalled. This needs to be a committee decision not one members opinion. This should be an action item for the next committee meeting.</p> <p>1155 Beargrass Lane – Installation of deck and porch. A plot plan needs to be submitted within 30 days. If one is not readily available the resident will need to go to the county to get one. This was tabled until the 30 day letter is sent. The preservation committee is to direct Towne to get this done.</p> <p>927 VG Pkwy – Sewer issue. Photos submitted show the willow was a sapling and most likely was planted by the developer. This will need to be removed at HOA's expense. Charles from Blue Chip informed the board that the pines on the sewer easement are not a danger to the sewer line. It was recommended that the committee send a letter through Towne to have the resident sign that if they ever do cause a problem it will be his expense for the damage and for the removal of the trees. – The issue with the sump drain will be handled by maintenance committee or other volunteers. It was suggested that this would be an easy fix with Sakrete.</p> <p>Easements were discussed. It would be nice to have one set of rules for all easements. Are residents allowed to build on easements or not? This needs to be clearly stated and adhered to as a committee policy.</p> <p>It was discussed if it is possible to punish home owners for improvements that were approved by the previous committees. There needs to be a separation from the Developer controlled Board and the Resident Board. The old issues need dealt with ASAP</p> <p>Greenbelt review is still pending. Weather is to blame for the slow progress. Some of the previous work needs to be revisited.</p>			
7. MAINTENANCE COMMITTEE REPORT		ROY WERGERS	
FOLLOW-UP / ACTION ITEMS	RESPONSIBLE	DUE DATES	
<p>Roy will be having meetings at his house from now on unless objected to by members.</p> <p>Blue Chip has been conducting a clean up of the grounds. It was commented that they are doing a superb job. The Blue Chip newsletter was discussed, the maintenance committee may wish at some point to do something similar.</p> <p>Don Tedrick bought new flags for the Towne Hall.</p> <p>'06 goals include rehabbing the bases of the sign posts. Weed eater damage has made them unsightly. The Maintenance Committee will be selling and installing mailboxes for residents who wish to buy them. Any profit will be used to buy flowers for the community. Roy Wergers is personally heading this up.</p>			
8. SOCIAL COMMITTEE REPORT		ROY WERGERS	
FOLLOW-UP / ACTION ITEMS	RESPONSIBLE	DUE DATES	
<p>Meetings are the 1st Monday of each month at Roy's house. The Newsletter will be back in action on a quarterly basis, the Social Committee will be responsible for delivering it.</p> <p>'06 Goals - Roy is working on a resident directory. Planning for a community golf outing is underway, a subcommittee has been formed. A photo contest was announced, more info will follow. Roy suggested that the wildlife is a great asset to the community and should be included in the photo contest as well. He stated that 91 ducks stopped by to rest on our lake during migration. When questioned about the number he was unsure if it was really 91, it could have been 92 he finally admitted.</p>			
9. POOL COMMITTEE		LAURA BOLENDER	
FOLLOW-UP / ACTION ITEMS	RESPONSIBLE	DUE DATES	
The pool Committee has suggestions to rules changes before the board. This was tabled until the March meeting so the board members could inform themselves.			
10. NEIGHBORHOOD WATCH COMMITTEE FORMATION		GARY GIBSON	
FOLLOW-UP / ACTION ITEMS	RESPONSIBLE	DUE DATES	

<p>NWC has a community flyer to be delivered before the March 20th NWC meeting. The Social Committee will assist in this delivery. It will be bagged and delivered with the March Newsletter.</p> <p>This committee was formally recognized as a committee by the board's unanimous decision. John B. made the motion; it was seconded by Barb M. and passed unanimously. Nichole and Gary will be co-liaison and Donna Tedrick will chair.</p>			
11. WEB-SITE		GARY GIBSON	
FOLLOW-UP / ACTION ITEMS		RESPONSIBLE	DUE DATES
Several recommendations will be forthcoming. The website will shortly become a very useful tool for the board and residents.			
12. NEW KEY KEEPER AGREEMENTS			
FOLLOW-UP / ACTION ITEMS		RESPONSIBLE	DUE DATES
A discussion on this was tabled until more information could be reviewed by the Board. It will be discussed during the March meeting.			
13. FUNDING OF NEIGHBORHOOD WATCH COMMITTEE			
FOLLOW-UP / ACTION ITEMS		RESPONSIBLE	DUE DATES
It was suggested that the NWC, Pool, and Social take over the Club House Coordinator's position to help fund themselves. This could easily make each committee in excess of \$300 per year. This was also tabled until the committees could discuss it.			
14. TRUSTEE APPOINTMENTS TO COMMITTEES		GARY GIBSON	
FOLLOW-UP / ACTION ITEMS		RESPONSIBLE	DUE DATES
Maintenance – Tom and Lew to co-liaison NWC – Gary and Nichole Pool – Nichole Web – Tom Preservation & Wildlife – Dale Finance – Barb Social – Gary/Barb? Design and Review – John			
15. BOARD INVOLVEMENT IN DESIGN/REVIEW FENCE POLICY		BOARD	
FOLLOW-UP / ACTION ITEMS		RESPONSIBLE	DUE DATES
<p>It was suggested that privacy fences be allowed. They would need to be 4-1/2' or lower. This was tabled until the next meeting.</p> <p>It was suggested that we allow staining (semi-transparent) to match the color schemes of houses. This also was tabled until the next meeting.</p> <p>A written resolution will be submitted at the March meeting.</p>			
16. RESIDENT FORUM		ALL	
FOLLOW-UP / ACTION ITEMS		RESPONSIBLE	DUE DATES
<p>Dan Kallmyer – Questioned if we were going to incorporate Bishop's lots into our association. He was informed that it is up to them to petition us for membership.</p> <p>John Fryant – Questioned Salt Run progress and street clean-up. Gary will look into progress and will insist on street cleaning.</p> <p>Laura Bolender – Questioned if Bishop's development will be joining the association. She stated that they are planning on doing so. She also informed the board that construction traffic is still entering through VOG.</p>			