

**Village On The Green Homeowners Association
Annual Meeting
Kings Point Church of God
Monday, January 24, 2011
7:00 PM**

- I. Call to order & Introduction of Board of Trustees
- II. Proof of Annual Notice & Determination of Quorum (20%) (David)
- III. Approval of 2010 Annual Meeting Minutes
- IV. Appointment of Ballot inspectors and counters. Need 3.
(No candidates or their relatives permitted to collect or count)
- V. Nominations from the floor for Trustee Candidates
- VI. Election of Trustees
 - Candidates introduce themselves
 - Explanation of voting procedure (David)
- VII. Officers Reports:
 - President – Roy Wergers
 - Treasurer – Ken Hastings
- VIII. Committee Reports:
 - Design & Review/Preservation
 - Maintenance Projects 2010
 - Social
 - Pool
 - Neighborhood Watch
 - Web site & Newsletter
 - Wild Life
- IX. Open Forum
- X. Election Results
- XI. Next Meeting Date
- XII. Adjournment



Homeowner's Association

VILLAGE ON THE GREEN HOMEOWNER'S ASSOCIATION 2011 ANNUAL MEETING OF THE MEMBERSHIP NOTICE

Notice is hereby given for the Annual Meeting of the Membership of the Village on the Green Homeowner's Association. The meeting is scheduled to be held on the 24th day of January 2011 beginning at 7:00 p.m. The meeting will be held at Kings Point Church of God located at 5600 State Route 48 South, Maineville, OH.

The primary purpose of this meeting is to elect (4) owner members to the Board of Trustees. Please consider participating on the Board of Trustees by completing the attached resume form. The purpose of the Board of Trustees is to allow for elected representatives of all owner/members to set forth and administer policies and procedures, and to make managerial decisions affecting the operation and maintenance of Association business and all commonly held real property. Resumes should be received no later than January 21 2011. Nominations will also be accepted from the floor.

Please note: The Board of Trustees is in need of a homeowner from Crystal Cove Village to represent Crystal Cove Village on the Board of Trustees. If you are a Crystal Cove Village homeowner, please consider being a candidate at this January 24, 2011 election.

The members of the Board of Trustees, being duly appointed and/or elected, are recognized by the State of Ohio as officers of the Corporation and have the authority to enter into contractual obligations, carry out and enforce all provisions of the Declaration, Articles of Incorporation and By-Laws, and may assign such responsibilities as deemed appropriate to the Managing Agent.

SOME OF THE RESPONSIBILITIES OF THE BOARD OF TRUSTEES INCLUDE

- Establish the policies and regulations that govern the Association.
- Supervise and prescribe the duties of the Managing Agent.
- Approve the operating budget and all expenditures made by the Association.
- Set the amount of the lot assessments (Association Assessments).
- Maintain the common areas and structures located on common property.
- Keep a complete record of corporate affairs and report to homeowners.

Your input as a homeowner is vital to the success of your Association. In the event you are unable to attend this meeting, it is very important that you vote by "Proxy." Please complete and remit the enclosed proxy to Towne Properties, via fax (489-3941) or mail. **Towne Properties Asset Management Company 11340 Montgomery Rd. Suite 202 Cinti, Oh. 45249. We must receive your proxy no later than January 21, 2011. You may also give your proxy to a member of the Board of Trustees or anyone attending the meeting in your stead to bring with them to the meeting.**

If you have questions or concerns you would like the Board of Trustees to address at this meeting, please remit them in writing to Towne Properties Asset Management Company, via mail or fax 513-489-3941, no later than January 17, 2011.

PROXY INFORMATION

If you are unable to attend the meeting, you can participate by exercising your vote of proxy in one of three ways as follows:

1. You may appoint someone to vote as your agent. Simply place the name of your agent in the space provided. Your agent will receive a ballot at the meeting and vote for you at that time.
2. Select the current Board to act as your agent. Simply write "Board" in the space provided.
3. Select to Abstain. Simply write "Abstain" in the space provided. This will indicate that you wish to abstain from voting, but will contribute to the establishment of a quorum needed to elect Board Members.

**RETURN ALL COMPLETED PROXIES TO
TOWNE PROPERTIES ASSET MANAGEMENT COMPANY
MUST BE RECEIVED BY JANUARY 21, 2011
FAX: 489-3941 or MAIL TO:
11340 MONTGOMERY ROAD, SUITE 202, CINCINNATI, OH 45249**

**VILLAGE ON THE GREEN
HOMEOWNERS ASSOCIATION, INC.
ANNUAL MEETING OF THE MEMBERSHIP
PROXY**

I, the undersigned Homeowner, represent that I am unable to attend the Annual Meeting of the Association on January 24, 2011 and hereby appoint: _____
_____ as an agent, in my name, place and stead,
to vote on my behalf as he/she sees fit on all business that may come before the meeting.

Name (please print)

Signature of Homeowner

Address

Date

IT IS IMPERATIVE TO RETURN YOUR PROXY IF YOU CANNOT ATTEND.

**VILLAGE ON THE GREEN HOMEOWNERS ASSOCIATION
ANNUAL MEETING MINUTES
February 22, 2010**

CALL TO ORDER

The meeting was called to order by President, Roy Wergers on Monday, February 22, 2010 at 7:05 p.m. at the Kings Point Church of God.

ATTENDANCE

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

David Brock of Towne Properties represented Management.

PROOF OF NOTICE

Management presented the Proof of Notice of the Annual Meeting, which was sent to all homeowners in December 2009.

DETERMINATION OF QUORUM

A quorum was established, as 20% of the members were present in person or by proxy.

APPROVAL OF PREVIOUS MEETING MINUTES

The Board reviewed the 2009 Annual Meeting Minutes. Ken Hastings requested a correction be made on page 2 to delete the three bullet point items under the financial report. A motion was made by Julie Haley and seconded by Dan Kallmyer to approve the minutes as corrected. Motion carried.

APPOINTMENT OF BALLOT INSPECTORS

Roy Wergers noted that the volunteers appointed to count the ballots were Lew Snyder, Bob Biddle and Don Tedrick.

REQUEST FOR NOMINATIONS FROM THE FLOOR

Roy Wergers opened the floor for nominations. As there were no nominations, the floor was closed.

ELECTION OF TRUSTEES

Roy Wergers stated that there were two (2) seats open for election. The candidates running for reelection were Steve Blackburn and Barb Freudemann. With there only being two (2) open seats and two (2) candidates, a motion was made by Lew Snyder and seconded by Ken Hastings to appoint the candidates by acclamation. Motion carried.

OFFICER'S REPORTS

President's Report

Roy Wergers presented the President's Report. Roy reviewed the past year of 2009, including its projects, accomplishments and success with the financials. He also noted some of the future projects for 2010. A list, including all future projects, was given to all homeowners. Roy thanked all the Committee Members stating that their active role in volunteering for the various projects made them a success. The benefit that the community receives from these projects helps increase property values.

Treasurer's Report

Ken Hastings presented the Financial Report, which included:

As of December 31, 2009 the Village on the Green Homeowners Association had \$63,710.37 in operating cash, with a reserve account balance of \$192,955.18. The total income year to date is \$224,239.49 with expenses of \$193,056.24 resulting in a positive variance of \$31,183.25.

As of December 31, 2009, the Salt Run Village had \$2,845.40 in operating cash, with a reserve account balance of \$139,361.57. The total income year to date is \$79,418.62 with expenses of \$78,901.44 resulting in a positive variance of \$517.18.

As of December 31, 2009, the Raintree Village had \$3,199.94 in operating cash, with a reserve account balance of \$55,032.83. Total income year to date is \$47,481.13 with expenses of \$46,178.63 resulting in a positive variance of \$1,302.50.

As of December 31, 2009, the Crystal Cove Village had \$1,800.31 in operating cash, with a reserve account balance of \$418.55. The total income year to date is \$52,499.70, with expenses of \$51,270.73 resulting in a positive variance of \$1,228.97.

Ken Hastings presented the Delinquency Report, which included:

As of December 31, 2009, the Village on The Green had a total of \$8,092.67 in outstanding fees. He also noted that \$2,636.30 was written off as a bad debt expense.

As of December 31, 2009, the Salt Run Village had a total of \$1,789.89 in outstanding fees.

As of December 31, 2009, the Raintree Village had \$235.13 in outstanding fees.

As of December 31, 2009, the Crystal Cove Village had a total of \$272.00 in outstanding fees.

COMMITTEE REPORTS

Preservation/Design & Review Committee – Barb Freudemann presented the Preservation/Design & Review Committee Report stating that all was well and it was also a good year for improvement applications.

Maintenance Committee – Dan Kallmyer presented the recap of projects for 2009 and stated that the projects were successfully completed. Steve Blackburn reviewed the resurfacing and retiling of the swimming pool. Barb Freudemann and Julie Haley reviewed an early 2010 project of the interior painting and new carpet installation at the Clubhouse. This project is underway and should successfully be done within the next couple of weeks.

Social Committee – In Bonnie Wergers' absence, Roy Wergers presented the Social Committee Report stating that a handout was given to all homeowners in attendance, which lists all 2009 events for their review. He also noted that all events were successful and we are looking forward to all the new events in 2010.

Pool Committee – Barb Freudemann reviewed the future projects for the swimming pool for 2010. She stated that they look forward to continuing with upgrades to the pool area and possibly purchasing additional permanent canopies.

Neighborhood Watch Committee – No report.

Website and Newsletter Committee – Rob Silber presented the Website Report. He stated that meeting items are now posted on the Village on the Green website and he will continue to get current meeting material for the website through Management.

Barb Freudemann presented the Newsletter Report. She stated that John Fryant will be assisting and helping out with the 2010 newsletter issues. The next newsletter is scheduled for distribution in March 2010.

Wildlife Committee – Julie Haley stated that Michael, the swan, is doing fine even during the winter months.

OPEN FORUM

Patty Blackburn stated that there is a dog on Morning Dew that is chained up outside on a consistent basis, barks at people passing by and is creating a community nuisance. She also asked if the Board or Pool Committee would consider raising the minimum age of unsupervised children at the swimming pool from 14 years of age to 16 years of age.

Shirley Chenault stated that her neighbor's cat is running free and would appreciate a violation letter being sent to the homeowner stating that the cat needs to be controlled, either on a leash or kept inside at all times. The Board agreed.

NEXT MEETING DATE

The next regular Board meeting was scheduled for April 26, 2010.

ADJOURNMENT

There being no further business to come before the Board, a motion was made and seconded to adjourn the meeting at 7:55 p.m. Motion carried.