

**VILLAGE ON THE GREEN HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
July 27, 2009**

CALL TO ORDER

The meeting was called to order by President, Roy Wergers on Monday, July 27, 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, Dan Kallmyer, Rob Silber and Julie Haley.

Board Member, Barb Freudemann was absent with notice.

Management was represented by David Brock of Towne Properties.

APPROVAL OF PREVIOUS MEETING MINUTES

The Board reviewed the May 18, 2009 meeting minutes. A motion was made by Julie Haley and seconded by Steve Blackburn to accept the minutes as submitted. Motion carried.

MANAGEMENT REPORTS

Financial Report

As of June 30, 2009 the Village on the Green Homeowners Association had \$135,544.20 in operating cash, with a reserve account balance of \$208,420.25. The total income year to date is \$199,219.98 with expenses of \$99,148.65 resulting in a positive variance of \$100,071.33.

As of June 30, 2009, the Salt Run Village had \$5,157.74 in operating cash, with a reserve account balance of \$137,385.99. The total income year to date is \$42,839.42 with expenses of \$40,009.90 resulting in a positive variance of \$2,829.52.

As of June 30, 2009, the Raintree Village had \$813.83 in operating cash, with a reserve account balance of \$53,473.17. Total income year to date is \$24,026.72 with expenses of \$25,110.33 resulting in a negative variance of (\$1,083.61).

As of June 30, 2009, the Crystal Cove Village had \$3,439.58 in operating cash, with a reserve account balance of \$416.89. The total income year to date is \$27,417.20, with expenses of \$21,345.71 resulting in a positive variance of \$6,071.49.

Delinquency Report

As of June 30, 2009, Village on The Green had a total of \$20,321.19 in outstanding fees.

Salt Run Village had a total of \$685.59 in outstanding fees.

Raintree Village had a total of \$349.00 in outstanding fees.

Crystal Cove Village had a total of \$110.50.

CD Reports:

As of June 30, 2009, Village on The Green had a total balance of \$131,624.42.

Salt Run Village had a total balance of \$91,396.82.

Raintree Village had a total balance of \$34,816.63.

COMMITTEE REPORTS

Finance Committee – Ken Hastings reported that the 2010 budget season is approaching. To date, Crystal Cove still owes the Master Association \$3,600.00 for 2009 snow removal and will be paid back by the end of year.

Preservation/Design & Review Committee – Improvement applications are being reviewed and approved on a timely basis.

Wildlife Committee – Julie Haley had no report.

Maintenance Committee – Dan Kallmyer reviewed the drain repair on the lake and stated that the repair was complete. Irrigation will be completed and running by the end of the week. Caesars Creek Contracting has cleared high grasses and brush on the banks of the lake behind the first three homes in Crystal Cove on Wood Duck Court.

Social Committee – Bonnie Wergers noted that the Garage Sale went well. There were 47 homeowners that participated. The Fishing Tournament has been moved to September. Date to be announced. The Oktoberfest is going to be on October 10, 2009.

Pool Committee – No report.

Neighborhood Watch Committee – No report.

Newsletter Committee – No report.

Website Committee - Rob Silber stated that the website is staying updated. A lot of good tools to help us with the quality of the website are now in place.

OLD BUSINESS

Town Hall Clock Replacement Update – The Board discussed that the Town Hall clock is going to have one clock removed and replaced, which will be the clock that is facing away from the front of the Clubhouse. Concerning the side that faces out from the side of the Clubhouse, this section will be replaced with a logo of Village on the Green. The logo will be created and made by Fast Signs.

Time-Warner Cable and Telephone Service – Management reviewed and stated that Kevin at Time Warner Cable would perform a survey install analysis and contact Management when completed. After the outcome of the inspection, an installation date will be set.

Clubhouse Upper Level Wallpaper Removal and Painting – Julie Haley stated that they have received two bids for this project. The bids will be reviewed and discussed with the Board for selection.

NEW BUSINESS

Concrete Leveling Bid For Salt Run – Management stated that with the unlevel and uneven conditions of driveways, sidewalks and front walks, a bid has been received from A1 Concrete Leveling for \$3,350.00. Management will obtain a comparable bid from Dwyer Concrete Lifting. Both bids will be presented to the Board for review and approval.

Pool Resurfacing Update – Steve Blackburn reviewed the bids that were submitted by the pool companies for resurfacing the swimming pool. These bids include replacement of the crown tiles and then resurfacing of the complete pool bottom and steps. The Board will review the bids in detail in the next few weeks and make a selection.

Crosswalk to Gazebo From the Clubhouse – Management stated that the Association has contacted Hamilton Township regarding installation of a painted crosswalk across Village Green Parkway. We are still waiting for a response from the township.

Next Meeting Date – The next meeting was scheduled for Monday, September 28, 2009 at 7:00 p.m. at the Village on The Green Town Hall Clubhouse.

OPEN FORUM

The homeowner at 7670 Lake Point requested that his roof be repaired around a vent stack and also to have a tree on the common area behind him removed or flush cut due to the threat of damage to his unit if the tree would fall.

The homeowner at 7731 Squirrel Run stated that Brickman Landscaping is cutting much better along the back of the tree line. The homeowner also stated that the drains are blocked at the end of street and that they should be relieved of debris so they could drain properly.

The homeowner at 7440 Honeysuckle recommended possible speed bumps in the community to control speeding. The homeowner asked that the Board take great consideration in keeping the greenbelts in control to keep the original environment of the Village on the Green and also to create visual barriers.

ADJOURNMENT

There being no further business to come before the Board, a motion was made and seconded to adjourn the meeting at 8:30 p.m. Motion carried.