Village Park Development Homeowners Association, Inc.
2021 Annual Meeting

Location: Virtual meeting using Zoom
6:00pm, Monday, December 6, 2021

1. Welcome and introductions

Frank DiPalma called the meeting to order. Frank welcomed the Homeowner's Association (HOA) members to the 2021 annual meeting. He introduced the members who were new to our community in 2021:
Max and Iryna Darmanchev, 115 Village Point Lane
Felipe Beirao, Paula Goyano and Maya Goyano Beirao, 49 Village Pointe Lane
Yvonne and Brian Strandtman, 77 Village Pointe Lane

There were 24 owners present for the meeting and 19 represented by proxy. The total exceeded the 32 required for a quorum.

Proxies were submitted for:
Ro Burghart
Lloyd Clarke
Doug English
Kim Gasper
Wesley Harris
Michael Heustis
Jerry Hobbs
Jerry Jackson
Bob Kirkman
JoAnn Ormand
Fred Peteet
Cindy Pitt
Del Pulido
Ellen Roberson
Brian Strandtman
Jill Tourtellot
Paul Westervelt
Patrick Willis

2. Vote to approve minutes from our 2020 Annual HOA Meeting

Frank asked whether anyone had questions about the minutes of the 2020 annual meeting. As there were none, Frank moved that the HOA vote to accept the 2020 annual meeting minutes. The motion was seconded and a majority of the HOA membership voted in favor, without opposition, of accepting the minutes.

3. HOA president's report
Frank presented some of the accomplishments of the HOA in 2021. Topics included:
Gate code refresh;
Addition of security cameras at the gate;
Ongoing work with the Reserve at Gashes Creek apartments to address HOA concerns;
Developing a plan for transition from developer control HOA control, and;
Ongoing development of a website for Village Park.

You can find the details in the attachment "Annual Meeting Minutes 2021 Addendum 1".

4. Committee reports: Landscape, Utilities, and Meadows Sub-Committee
Landscape Committee
Lynn Caputo presented the Landscape Committee Report. The committee completed numerous projects and plans for the next year. Many thanks to the committee members and volunteers who helped complete this work successfully.

Please see the attached report, "Annual Meeting Minutes 2021 Addendum 2", to view their many accomplishments.

Asset Committee
Charles Abbitt presented the Asset Committee Report. Charles explained the rationale for changing the procedure for gate code management including ease of management and greater security. The switch to the new set of codes went smoothly with few problems.

The committee worked with our gate maintenance vendor to install video cameras at the gate. Greg Blanc and Charles constructed the kiosk near the gate to house all the related electronics.

The committee is working on a plan to replace the rotted, wooden light posts at the entrance to VP and to make any other repairs required for these lights.

Please see the attachment, "Annual Meeting Minutes 2021 Addendum 3", for other details.

Meadows Sub-Committee
Bob LeBoeuf presented the MSC report. Due to the overheated construction market, it was not possible to hire contractors to execute all of the planned projects. Thanks to the outstanding efforts of neighborhood volunteers, the vast majority of the projects were carried out by members of the community. Kudos to these volunteers.

The complete report can be found in the attachment, "Annual Meeting Minutes 2021 Addendum 4".

5. Review HOA 2021 Financial Statements (YTD) and proposed 2022 Budgets

Bob LeBoeuf presented the financial report. The proposed increase in expenses is mainly the result of inflation. The effect on dues is a proposed increase of 8.2% for the Main Budget dues and 6.6% for the Meadows Budget dues.

Please see the attached "Annual Meeting Minutes 2021 Addendum 5" for more information.

6. Vote on proposed 2022 Budgets for our Main Account and Meadows Account

As there were no issues regarding the proposed budgets, Frank made a motion to approve them for 2022. The motion was seconded and passed by the HOA members without opposition.

7. Discuss proposed Sixth Amendment to the Declaration of Village Park Development Planned Community

Tom Duckett presented the proposed Sixth Amendment, and explained the reasons for proposing changes and the details of what is different:

Clarification to the definition of an expense element

The existing definition of an "expense element" as described in the current declaration is ambiguous with respect to what things qualify as "expense elements." The Sixth Amendment clarifies the definition.

Alignment with the NC Planned Community Act Chapter 47F requiring 67% affirmative vote for making amendments

NC regulations require that amendments to our declaration must be approved by at 67% of the HOA membership. The current VP Declaration specifies only 50% + 1 for approval.

Redefine the Village Pointe Lane right-of way from Charlotte highway (74A) to the main entrance gate into Village Park based on a new survey encompassing the existing landscaped areas

The existing plat specifies a 45-foot right-of-way for entrance road that extends from route 74-A to the VP property line. The HOA has maintained the landscaping of a substantially wider area along the right-of-way. Raymond has generously had the current landscaped area surveyed and will file a new plat that includes a landscape easement covering these areas so that our HOA can continue to manage the landscaping on both sides of the entrance road.

8. Vote on proposed Sixth Amendment to the Declaration of Village Park Development Planned Community

After review and discussion, greater than sixty-seven percent of homeowner's voted to adopt the Sixth Amendment to the Declaration of Village Park Development Planned Community with no opposing votes.

The Sixth Amendment and landscape easement will be recorded with the Buncombe County Register of Deeds office in January 2022 at which time it becomes effective.

9. Discuss recommendations from the board for 2022 Slate of Board Members
Frank presented the recommended slate of board members for 2022. As Raymond McClinton will be retiring from the board in 2022, he is leading a committee, known as the Board Development Committee, composed of non-board members to recruit and evaluate candidates to replace him. The committee will submit their recommendation for approval by the HOA membership.

Anyone interested either in serving on the Board Development Committee, or in submitting their names as potential candidates for the board should contact Raymond.

10. Vote on Board Members for 2022 (Others may be nominated)
Frank asked whether there were any other nominees for the board. As there were none, he moved that HOA members approve the proposed candidates (all existing board members). His motion was seconded, and the HOA membership approved the recommended slate of candidates for the 2022 board without opposition.

11. Developer's report
Unfortunately, Raymond was unable to attend the meeting due to a family emergency. Frank read the report on Raymond's behalf. A copy of the report is contained in the attachment, "Annual Meeting Minutes 2021 Addendum 6".

12. Other topics of interest to HOA members
Frank asked whether there were comments or other topics for discussion by HOA members.

Willy Morgan asked whether the HOA could have someone pick up landscape refuse from homeowners who do their own yard work.
Jane Blanc mentioned that the possibility was previously considered and noted that such a service would not be free.
Frank said that the board would add this topic to the agenda for discussion at the next board meeting.

Willy also observed that the Reynolds High School PA system and other activities seem excessively loud and that they sometimes continue into the night after 8:30 PM. He asked whether the board could do anything about this.
Frank said that the board would add this topic to the agenda for discussion at the next board meeting.

On behalf of the Village Park residents, the board plans to present to Raymond a recognition plaque honoring his ongoing dedication to the development of the Village Park community.

Frank thanked all the volunteers for their time and effort to keep Village Park an attractive and pleasant place to leave.

13. Adjourn

The meeting was adjourned at 7:02pm.