Village Park Development Homeowners Association, Inc. 2023 Annual Meeting

Location: Fairview Library
6:00pm, Wednesday, December 6, 2023

1. Welcome and introductions
Frank DiPalma called the meeting to order. Frank welcomed the Homeowner's Association (HOA) members to the 2023 annual meeting and introduced the members who were new to our community in 2023.

Thank you to Kim Reilly, our bookkeeper, who also attended the meeting to help answer financial questions.

There were 25 home owners present for voting and 18 represented by proxy for a total of 43 votes. The total exceeded the 31 required for voting on ordinary business.

2. Vote to approve minutes from our 2022 Annual HOA Meeting
Frank asked whether anyone had questions about the minutes of the 2022 annual meeting. As there were none, Frank asked for a motion that the HOA membership vote to accept the 2022 annual meeting minutes. The motion was made, seconded, and the HOA membership voted unanimously to accept the minutes.

3. HOA president's report
Frank presented an overview of Village Park covering the Original Concept, Significant Milestones, and The Future. The details can be found in Addendum 1, which is the meeting presentation slide deck.

4. Committee reports: Landscape, Utilities, and Meadows Committee

Landscape Committee

Jill Tourtellot presented the Landscape Committee Report. She recognized those assisting on various projects and Marlene Whitaker who contributes significantly to the care of the circle in the Meadows.

Her presentation included 2023 Maintenance Highlights, 2024 Maintenance Services, 2024 "Landscape Other" Budget Proposal Items, and Continued Village Park Leyland Cypress Monitoring at the Gate. The details can be found in Addendum 1, which is the meeting presentation slide deck.

Thank you to Landscape Committee for their tireless efforts to keep Village Park a beautiful place to live.

Asset Committee

Charles Abbitt presented the Asset Committee Report. He recognized those assisting on projects, specifically thanking Greg Blanc.

His presentations included Key Improvements for 2023, Collision at the Gate on November 3, 2023, and Activities Planned for 2024. The details can be found in Addendum 1, which is the meeting presentation slide deck.

Thank you to the Asset Committee for keeping Village Park assets at an impressive level of function and aesthetically pleasing.

Picnic Committee

Jennifer Huestis presented the Picnic Committee Report. She thanked the large number of neighbors helping to make the picnic one of the largest attended to date. Invitations were extended to include stuffing mail boxes and events for kids were included. A special thanks was giving to the Yukhnyuk boys for their help.

Thank you to the Picnic Committee for a wonderful event.

Meadows Committee

Bob LeBoeuf presented highlights of the Meadows Committee report. He recognized the committee members, Jill Tourtellot and Jack Sale, and thanked them and other volunteers for their help during the year.

His presentation included Meadows Community Affairs, Building/Common Area Maintenance, and Looking Forward to 2024. The details can be found in Addendum 1, which is the meeting presentation slide deck. In addition, he mentioned but did not discuss the 2023 Meadows Landscape & Maintenance Project List which can found in Addendum 2

Thank you to the Meadows Committee for tireless hours of hard work keeping the Meadows a special part of Village Park and a special thanks to Bob LeBoeuf for the many hours of volunteer work painting, patching, and repairing.

5. Treasurer's Report

Bob LeBoeuf presented the Main Budget (Operating Budget, Operating Reserve, Asset Reserve), Meadows Budget (Operating Budget, Operating Reserve, Paint/Deck Stain Reserve, Asset Reserve), Considerations for Construction of the 2024 Budget, Village Park Main Budget (detailed spread sheet), and 2024 Proposed Budget and Dues Summary. The details can be found in Addendum 1, which is the meeting presentation slide deck.

No questions were raised when Member were invited to ask questions or state concerns.

Thank you to Bob LeBoeuf for his tireless hours and financial expertise on our budgets.

6. Vote on proposed 2024 Budget for our Main Account.
Frank asked for a motion to approve the Main Account Budget for 2024. A motion was made, seconded, and passed by the HOA membership without opposition.

7. Discuss recommendations from the board for 2024 Slate of Board Members
Addendum 1 contains the recommendations from the board for the 2023 board members. It consists of the current members as none of the current members will have completed their current 3-year commitments and all are willing to continue at least until their terms expire.

8. Vote on Board Members for 2024 (Others may be nominated)
Frank presented the Board recommendations for the 2024 Slate of Board Members and asked whether there were any other nominees for the board. As there were none, he moved that HOA membership approve the proposed candidates. His motion was seconded, and the HOA membership approved the recommended slate of candidates for the 2024 board without opposition. A detailed list of recommended Board Members can be found in Addendum 1, which is the meeting presentation slide deck.

9. Other topics of interest to HOA members

Frank discussed the topic of speeding in the neighborhood, reminding neighbors of their need to help. Jennifer Huestis offered helpful suggestions.

Frank reminded the membership that the Board's focus is to keep Village Park safe, aesthetically pleasing, and to protect homeowner value.

A question was asked by Greg Blanc concerning how the public would access the commercial properties. Frank confirmed that access to the developer owned commercial properties would be through the existing Village Park right-of-way easement, utilizing the existing curb cuts.

10. Meeting Adjourned at 7:08 pm.