Minutes of the Village Park HOA Board Meeting
3:00 PM, June 10, 2019
Sonya and Frank DiPalma's Home

Attendees

-Board Members:
Raymond McClinton
Ron Butler
Frank DiPalma
Marty Mann
Arthur Harvey

-HOA Members
Bob LeBoeuf
Tom Meyer
Tony Caputo
Lynn Caputo

Welcome

Thanks to Frank for hosting the meeting. Raymond welcomed attendees and called the meeting to order.

Review of May 2019 Village Park Financials

We are mostly on budget including projected expenses. The water expense in the Meadows seems high. After the meeting, Frank checked with Kim to ascertain whether the amount included anything other than the bill from the water department, e.g. K2 expenses. Kim explained that this was just the charges from Buncombe County. It includes the water lost due to the leak repaired last year which did not appear on the bill until January. Twice, Raymond requested an adjustment from the water department. Both requests were denied.

Bob LeBoeuf asked whether monthly financial statements could be made available to the MSC to enable better Meadows expense tracking. As the board already receives these statements, Marty offered to forward them to the MSC.

Marty asked if there would be enough in the budget to pay the planned painting expenses in a timely manner. The conclusion was that there would indeed be enough.

Also, it was agreed that any painting funds remaining at the end of the year should automatically be added to the Painting Reserve.

Report from the MSC Committee

Marty presented the MSC report and provided an electronic copy for inclusion in the minutes. Here is his report.

MSC Update
Village Park HOA Meeting
June 10, 2019

Meadows Work Requests and Repairs: (Information from Bob LeBoeuf)

1. #38 Gutter cleaned (Asheville Gutter), downspout guard installed to prevent pine needles from plugging it up again. We elected to forego the Meadows-wide spring cleaning and will do a cost comparison of required 'one-off' cleanings vs. the scheduled cleaning of all of the units to see which approach is best value for the Meadows.

2. By the June 10th HOA meeting, three of the four decks on the approved deck schedule will have been completed. Townhome owners are very pleased with our new vendor. The fourth townhome will be scheduled for late summer/early fall.

3. Repair of cracks in mortar joints in the stone sidewalks and porches has begun. The goal is to complete the work by the end of the summer/early fall. (Volunteer labor being done by Bob LeBoeuf).

4. Bob is acquiring quotes from several vendors for screen repair on #4 screened-in porch. Repairs to be initiated no later than July 1. If good results and value, will consider vendor for other screen work in the Meadows which needs to be done going forward.

Other Meadows Requests and Repairs: (Information from Greg Blanc)

1. Constructing/replacing three rotten mail box posts (#28, #48 and #54). (Volunteer labor completed by Greg Blanc)

2. Repaired a circuit in the 'park'. (Volunteer labor completed by Greg Blanc)

Meadows Landscaping: (Information from Jane Blanc)

1. Shrubbery plantings were approved for Hofmanns #36, Caputos #32, and the mailbox area between Tourtellot and Armstrongs #42/44. This was paid for by either homeowner or developer at no cost to HOA.

2. Sixteen hemlocks were treated in the Meadows for wooly adelgid infestation which would eventually kill the trees if left untreated.

3. Two dead rhododendrons in the Duckett's #34 side yard will be removed, and not replaced, because they're in front of the air conditioning unit which can hinder air flow. The Duckett's are in agreement with this course of action.

4. A bear recently broke a large evergreen in half between Tremblay's and Buntyn's #38/40 units. The evergreen needs to be replaced due to the extensive damage. A second evergreen was damaged on one side, possibly due to a bear scratching his back against it. The course of action for this tree has not yet been determined.

5. TPS has been mowing regularly each week since the spring rains subsided, but the weeds haven't been pulled/sprayed every other week as per the contract. It's my understanding that TPS is short staffed due to people quitting or being fired recently. The crew works very hard to keep up with the mowing/trimming each week, and I'm working with management to get the weeding caught up.

6. The Hofmanns #36 made a request to have large branches from a large evergreen pruned that are growing over their roof. The landscape committee will assess the situation and determine a course of action.

Meadows Painting of Buildings per Approved Painting Schedule: (Information from Marty Mann)

1. Units 28/30 are to be painted, per approved painting schedule, in late June to July depending on Burlett Painting schedule due to weather. Burlett is the same contractor we have used the past few years. The bid for the work is $8,650 which is in line with past years.

Other information:

1. The deck staining schedule has been revised and is included in this report.

2. The next meeting of the MSC is scheduled for July 11th at 3:00. Location has yet to be decided.

Kudos to the MSC for managing everything required to maintain the Meadows property and doing it very well.

Board Development Update

Marty, chairman of the Board Development Committee, presented the report. The group has been assembled and expects the first meeting to be this or

next month. Thus far, one HOA member has expressed interest in serving on the HOA board. The committee hopes to have a set of candidates by August to fill the 2 openings on the Board.

Update on new Townhome construction

Raymond reported that new Townhome construction is on schedule. All 3 of the units are under contract. A few possible changes requested by the new owners-to-be are under consideration.

Update on new home plans for single-family lots

Two lot owners are working with the Architecture Review Committee on plans for construction. The lot next to Peggy Sica's home had been partially cleared prematurely leaving it in an unsightly state. As Peggy Sica is subjected to this view, Raymond will contact the owner about the appearance of the lot and about possibly planting something that would provide a visual barrier (e.g. Arborvitaes) along the property line.

Review condition of our roads

The roads in Village Park exhibit cracks in a few areas. As it should extend the life of our roads, Raymond obtained an estimate for repairing cracks and applying a sealcoat from Scruggs Asphalt Sealcoating. The estimated price for all the roads was ~$20,000. Currently, resurfacing is planned roughly 20 years from the original date of installation. If the roads are well-maintained, it may not be necessary to resurface that soon, which should result in a savings overall.

Marty asked whether we should make it a budget item and add to dues for performing the work next year. Given that leaving the cracks untreated until next year could accelerate deterioration, it may not be the best choice to delay the work. Frank suggested we could include an incremental increase in existing dues for Road Reserves to pay for this type of maintenance over the life of road. Also, it may not be necessary to seal all the roads as the Meadows roads were completed recently. We could just fill the cracks and do a partial sealcoating, although some may complain about the appearance. Bob suggested doing a projection of the costs over the life of the road.

Tony Caputo explained that we should carefully evaluate any proposal as the effectiveness of sealcoating is highly dependent on the composition of the materials used and the process for applying it. Tony volunteered to research sealants to evaluate the compound and process found in the proposal.

Ron offered to get the proposal technical specifications and will send them to Tony.

The board agreed we need to review Tony's analysis before we make a decision.

Somewhat related, Tony's driveway suffers "plastic shrinkage". This usually the result of improperly mixed concrete. Also, his deck and that of Tom Duckett are sinking. The cause of this sinking is unknown. These issues need further investigation.

Several neighbors have noticed that the curbs near new construction are damaged, possibly due to the heavy construction equipment. After the meeting, Bob LeBoeuf sent some pictures and the locations of some of the damage. Raymond will check with Ron and the paving contractors to see if repairs can be made.

Yard Decor in Village Park

The Village Park declaration includes rules for any modifications to the exterior of buildings and property. After examining the sparse rules for our community and those of other HOAs, we may need to add more detail to avoid potential problems in the future

After discussing a few examples, it appears to be a non-trivial task to devise rules that are clear and reasonable, because it is largely a matter of personal taste as to whether something is a beautiful addition or a hideous abomination. For instance, adding solar panels to a home or on a property perhaps could be done in a way that is reasonably attractive or in a way that is not so much so.

Frank volunteered to chair a task force to devise some recommendations. Lynn and Arthur volunteered to serve on the committee.

Preparing for our 2019 Annual HOA Meeting

We agreed to the date of December 3, 2019 for our annual meeting.

Other topics of interest to our HOA

Marty noticed that the street sign at corner of Meadows is rotting. As it is probably not the only one, all the signs in the Village Park need to be checked.

The Caputos noticed the lights at the front entrance to Village Park never go off. Subsequent to the meeting, Raymond asked our electrician to investigate. The electrician found the problem and repairs will be made shortly.

Raymond explained that the dirt on the commercial lots along the highway was removed from the lots for the new townhomes. It will eventually be spread and on the lots as in the past.

Adjourn

Meeting adjourned.

Action items:

- Marty to forward monthly financial reports to the MSC.

- Raymond to contact owners of the lot bordering the Sica property with regard to mitigating the view.

- Ron to send technical specifications on the proposed road system crack repair and sealcoating to Tony for review.

- The problems with Tony’s driveway, and Tom’s and Tony’s decks need to be evaluated.

- Raymond and Ron to see if the broken curbs can be repaired.

- Frank, Lynn and Arthur to plan how to go forward on the problem of rules for visible enhancements to property (aka “yard décor”).

- Street signs need to be examined to see if maintenance is required.