Minutes of the Village Park HOA Board Meeting

Thursday, January 13, 2022 at 2PM
Location: Zoom

Attendees
- Board Members:
Frank DiPalma
Tom Duckett
Arthur Harvey
Bob LeBoeuf
Raymond McClinton

-HOA Members
Mary and Mark Wilkins
Tom Hofmann
Charles Abbitt
Sam Vulopas
Willy Morgan

-Guests
Tim Reinke representing Amazon

1. Welcome
Frank welcomed the meeting participants and called the meeting to order.

2. Feedback from Annual Meeting (All)
The feedback was positive with a general consensus that HOA members liked the efficiency of the meeting.

3. Election of Officers for 2022 (All)
The officers for 2022 are:
Frank DiPalma, President
Tom Duckett, Vice President
Bob Leboeuf, Treasurer
Arthur Harvey, Secretary
Raymond McClinton, Member at Large

4. Appoint Board Development Committee members (All)
As Raymond will be retiring from the board, he is the chairman of the Board Development Committee. Documents previously disseminated by Frank explain in detail the process for the committee to find qualified candidates for open positions on the HOA board.

A short list of potential committee members was agreed upon by the board. Raymond will contact these potential members to ascertain their willingness to serve on this committee. The board will appoint two from that subset.

5. Gate Access Discussion (Charles Abbitt and Tim Reinke-Amazon representative) scheduled for 2:30 PM

Tim Reinke presented a proposal from Amazon to install a system that controls whether Amazon delivery vehicle drivers can open our gate. Among other things, the system only allows drivers to open the gate when they have packages to deliver within our neighborhood. It subsequently disables the driver's access once s/he leaves. Amazon will both provide the electronics for the system and install it at no cost to the HOA. Apparently, FedEx and UPS also are considering using the proposed Amazon system. This system appears to improve safety with no obvious drawbacks.

The board approved adding this system to our gate contingent upon Charles confirming that it is compatible with all aspects (e. g. power, radio interference, etc.) of our current gate system and will not inconvenience residents.

6. Main & Meadows Budget (Bob)

Bob presented the end of year Main and Meadows financial reports. The end of year report for the Main expenses showed actual expenses were within $700 of budgeted amounts. Due to the inability to find vendors, the Meadows did not spend all budgeted amounts. These funds will be carried over to be used in 2022 for the projects that were planned but not completed in 2021.

Reserve transfers will be done soon.

7. Status of HOA Transition (Raymond & Frank)

All documents have been recorded with respect to the developer relinquishing control of Village Park to the HOA. In addition, the 6th amendment to the declaration has been recorded.

The plot plan showing the landscape easements has been submitted to the county to be recorded. Many thanks to Raymond for agreeing to establishing these easements for our community.

8. Reserve Study Status (Tom)

Tom reported that a contract has been agreed to with the vendor for the study. He expects the vendor will start work by end of Q1.

9. Village Park Website (Sam) - scheduled for 3:30 PM

Sam Vulopas will schedule a Zoom meeting for residents to go over how to access and navigate the website. He will also provide written instructions.

Sam will begin to transfer documents that are sent to the HOA (e. g. finances, minutes, etc.) to the website. He will work with the board to make other documents available.

Sam to meet with the board to explain on how to manage site.

10. HOA Long-Term Planning (Frank)

Frank presented his initial thoughts on why Village Park could benefit from having a long-term strategic plan developed by the HOA. The board agreed that such a plan would be a great help with respect to decisions on what projects the community should pursue, and that development of the plan should proceed.

Frank offered to refine his proposal document, which outlined the purpose, approach, and steps to developing a long-term HOA plan. This document eventually will be distributed to the HOA to serve as a roadmap for the plan's development. A planning session for interested HOA and board members is contemplated.

11. Topics of Interest (Willy) - scheduled for 4 PM

Willy Morgan presented two items to the board. He believes that the amplified announcing system at Reynolds School and the school band practice are excessively loud and often occur at times that are unacceptably late in the day. He would like to have the HOA take some sort of action to persuade the school reduce the noise. We currently do not know what county ordinances apply. Willy to investigate further what ordinances would be involved.

Willy's second item was whether the HOA should provide for landscape debris pick-up for areas not covered by the common-area maintenance.

The board believes that these two items both are examples of choices that should be measured against a long-term plan and that the board should not make a decision until such a plan is in place.

12. Other Topics of Interest (All)

Frank observed that fence posts are in place for the additional fencing requested by the HOA. This would be the final item requested by the HOA and implemented by the developer. Good work by the HOA in negotiation and follow up!

13. Adjourn

The meeting was adjourned around 4:50

Actions:
- Raymond to contact those on the list from the board of potential Board Development Committee members to ascertain who is willing.

- Charles to work with Amazon on compatibility of their entry system with our gate.

- Sam Vulopas to arrange a Zoom meeting for the HOA membership on using the website.

- Sam Vulopas to educate board on how to manage the website.

- Sam Vulopas to begin transferring documents to the website.

- Board members to determine what documents to add to website.

- Frank to provide more detailed document on how to establish a long-term plan for Village Park.

- Willy to find out more about Buncombe noise rules.

- Frank to correspond with Gashes Creek developer to thank him for fencing and to continue building a positive relationship with our new neighbor.