Minutes of the Village Park HOA Board Meeting

Tuesday, April 26, 2022 at 2:30 PM
Location: DiPalma Home

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

-HOA Members
Sam Vulopas

1. Welcome

Frank welcomed the meeting participants and called the meeting to order. The minutes of the previous meeting were unanimously approved by the Board.

2. Review of Action Items from last meeting (All)

All the action items from the previous meeting were completed.

With respect to the Buncombe County regulations on noise, the board agreed that Village Park should not express concerns nor make inquiries to the school regarding the volume of their outdoor audio system and marching band.

3. Village Park website (Sam)

Sam Vulopas reported that the Village Park website is ready for use by the HOA members. Sam will craft registration instructions that Frank will send to HOA members along with the announcement of the website.

Arthur will verify whether someone requesting an account to access the HOA Members Only parts of the website is actually a member of our HOA.

Sam will create a set of email addresses in the VP domain based on roles, for example “Village Park President”, “Village Park Treasurer”, and so forth. Initially, Frank will receive all messages and either forward emails to the appropriate person or handle them himself.

4. Main & Meadows budget (Bob)

Bob LeBoeuf noted that all Main dues were paid promptly this year, and the Meadows annual dues receipts are on schedule. Thank you to all HOA Members!

Bob's report is included below.

Village Park Board Meeting Treasures' Update 4.26.22

Village Park Main Budget

- All VP Main Budget Annual Dues have been received; thanks to the residents for their prompt payment of dues.
- Main budget is tracking well; Snow removal deficit of $640.00+ (pending end of year snowfall) will be covered from Main Operating Reserve if needed.
- As discussed previously, approximately $1000.00 from the Main Operating Reserve will be used to pay for a portion of the remaining Reserve Study costs.
- Renovation of the center island landscaping has been put on hold until 2023 due to unavailability of trees that were planned for the project. $2000.00 to be allocated from the Main Operating Reserve for the project will not be spent this year.
- The Road Reserve CD will be up for rollover in June. It is recommended we rollover as we have done in the past. Amount to rollover is pending decision on road repairs.

Meadows Budget

- Meadows Annual Dues receipts are on schedule; again, thanks to the residents for their prompt payment of dues.
- While still early in the maintenance/landscaping season, the Meadows Operating budget is tracking according to plans.
- A significant planned expenditure for drainage/hardscape projects ($6083.56) came in well under budget (originally estimated at $8000.00-$9000.00) and included a regraveling of the walkway in the park. Depending on spending throughout the remainder of the fiscal, funds from the Meadows Operating Reserve may still be required to pay for a portion of this project. This possibility was assumed as part of the fiscal plan for this year.
- There is an irrigation supply line leak in front of unit #36. The water line leak needs to be located and it could be costly to fix since it appears to be under a driveway.

5. MSC report (Bob)

Bob's MSC report is attached as "HOA Board Minutes 2022-04 Addendum 1".

6. Road resurfacing and repair bids (Raymond)

Raymond obtained three repaving estimates for the VP roads. Two estimates deal with an overlay of 1.5" asphalt and the other estimate on crack repair and seal coating. The board concluded that we need to do more evaluation of the various types of seal coating and the efficacy of the methods. In particular, the board requires a better understanding of the tradeoffs

among the costs of these treatments and the number of additional years of lifetime of the road before repaving is needed.

Related to the tradeoffs above, a section of road appears to be settling resulting in cracks. We don't know the cause of the problem or the repairs required including possible improvements in drainage. The board needs a better assessment of the problem and its solution by an expert before deciding whether it should be repaired now versus filling cracks and sealing or other alternatives.

7. Reserve Study Status (Tom)
The reserve has been completed. Tom Duckett reviewed what we learned how it will be useful to VP. The report helped confirm and identify assets which led to discussion of budgeting for asset maintenance or replacement.

The study will be useful for yearly budgeting and should be updated by HOA annually. Bob offered to give us an estimate on the amount of work required to create a spreadsheet that would enable us to track what we need for reserves over time.

8. Street Safety (Bob and Frank)
A number of HOA members have expressed concern about traffic safety, especially excessive speed. The board agreed that there should be a 3-way stop at both the top and the bottom of the road that enters the Meadows. In addition, there will be a sign next to the gate keypad to remind drivers that there are children playing and others walking on the roads.

9. Developer rights for new construction (Frank)
Not discussed due to time constraints.

10. Disposing vegetation in unimproved lots (Arthur)
Not discussed due to time constraints.

11. HOA Planning Team (Frank)
Frank has submitted an updated draft proposal for how to proceed. He requested that board members send to him our initial thoughts on the core values of VP for board discussion.

12. Other Topics of Interest (All)
Multiple neighbors are finding dog poop on their property. It appears that a number of people are not cleaning up after their dogs. Frank will send a reminder to the neighborhood that they are required to clean after their pets.

13. Board Development Committee recommendation (Raymond)
Raymond chaired the committee to find his replacement as he is retiring from the board. He reported that Cindy Pitt and Joanne Ormand did an excellent job of finding qualified candidates and vetting them. The committee recommended Bob Christy to be the new board member. The board agreed and approved his selection unanimously.

14. Adjourn
5:00 PM

Action items:
- Frank to send email announcing the availability of the VP website along with instructions on how to register.

- Bob to prepare an estimate on the amount of work required to create a spreadsheet allowing us to track what we need for reserves over time.

- Frank to send a reminder on cleaning up after pets.

- Board members to send thoughts to Frank on VP core values.

- Frank to further investigate section of road that appears to be settling and get more estimates on road sealing and crack repair.

- Bob to contact vendor for traffic signs.