Minutes of the Village Park HOA Board Meeting

Thursday, July 14, 2022 at 3:00 PM
Location: DiPalma Home

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

-HOA Members
Sam Vulopas

1. Welcome and introduction of Bob Christy our new board member
Frank welcomed the meeting participants and introduced Bob Christy, our newest board member. 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.

3. Village Park website rollout (Sam, Arthur, & Tom)
Sam Vulopas summarized the feedback he received from the preliminary round of testing of the instructions for HOA member account registration. Based on this the feedback, Sam will update the instructions. Once revisions and testing are completed, Frank will send the final version to the HOA members, and we can begin using the website. Tom will serve as Webmaster ensuring that the website content is up to date.

4. Main & Meadows budget (Bob)
Bob LeBoeuf presented current status of the budgets as summarized in the attachment “HOA Board Minutes 2022-07 Addendum 1”.

5. MSC report (Bob)
Bob LeBoeuf presented the MSC report. A summary is attached as “HOA Board Minutes 2022-07 Addendum 2” with more details in “HOA Board Minutes 2022-07 Addendum 3”. As a result of questions that came up during the recent sale of a townhome, the Board will review and clarify as needed, Amendment 6 to the Declaration. Bob C., Bob L. and Tom will draft recommendations for Board review.

6. Street Safety (Bob and Frank)
The board discussed various alternatives to address the speeding problem. In lieu of installing additional stop signs at the intersection of Village Pointe and Meadow Village Lanes, Bob L. offered to draft a proposal for encouraging residents to report speeding, and to inform those who come to their homes (e.g., contractors, repair personnel etc.) of the speed limit. As previously agreed by the HOA Board, a stop sign will be installed at the bottom of Meadow Village Lane.

The board also agreed with Frank that placing a sign next to the gate keypad would inform those who may not be aware of the speed limit.

7. Disposing vegetation in unimproved lots (Arthur)
Owners should remind landscapers, lawn mowing services, etc. that all debris that results from yard work must be removed from the neighborhood and cannot be dumped anywhere within Village Park.

8. Road resurfacing and repair bids (Frank)
Frank performed a very thorough investigation of the methods for road sealing and resurfacing, and obtained estimates from various vendors. Furthermore, Frank acquired an assessment on the possible causes and remedies for the area where the road is cracking and whether that section should be excavated and repaired.

The board agreed with Frank's recommendation that we should have the cracks filled for now and wait to see whether there is further deterioration of the road. The estimate from Scruggs Asphalt Sealcoating was the lowest cost and they did a good job last time they filled cracks in Village Park.

Sealcoating the entire roadway will probably be delayed until 2023, when more suitable sealcoating materials may be available.

9. HOA transfer fee (Frank)
The transfer of ownership of property in Village Park generates varying amounts of work for the HOA board. Also, building a new home on a property, moving vans, etc. add to the wear and tear of the roads. Frank suggested that the buyer of a home or townhome, or the owner of property having a home built should pay one-time transfer fee equal to one year of annual dues.

The board agreed and it was noted that this will require an amendment to the declaration.

10. HOA Planning Team (Frank)
Frank is developing a survey asking HOA members for their input on long terms goals for Village Park. The purpose is to guide future board decisions and proposals.

11. Other Topics of Interest (All)
- After six years of co-chairing the end of summer HOA picnic the DiPalmas would like to retire from that role. Please let Frank know if you are interested in chairing and/or assisting with this year's celebration.

- Raymond is retiring from the Architectural Review Committee. If you have an interest in being considered for the ARC, please contact the board.

12. Adjourn
5:30 PM

Action items:
- Frank to send instructions for the website to the HOA.

- Bob Christy to send biography to Sam for website.

- Bob C., Bob L. and Tom to review and recommend (as needed) clarifications to Amendment 6.

- Bob L. to draft Street Safety memo

- Frank to revise draft of survey on future direction of Village Park for further review.