Minutes of the Village Park HOA Board Meeting

Thursday, March 30, 2023 at 3:00 PM
Location: DiPalma Home

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

-HOA Members
Sam Rose
Merry Rose

1. Welcome
Frank welcomed everyone to the meeting and introduced Merry and Sam Rose.

2. Review of Action Items from last meeting (All)
All the action items from the previous meeting were completed.

Tom reviewed with Sam Vulopas the security of our web site and asked Sam about making some changes to the structure of the information. Sam confirmed that our website is extremely secure.

Frank spoke with Charles Abbitt on adding new members to the Asset Committee. Mark Wilkins has volunteered to serve on the committee.

Frank suggested that where parking on the shoulders of Village Pointe Lane is a resident concern, the board ask the ARC to recommend some means to discourage parking so the grass will be protected and ruts prevented. The board members agreed.

Bob L. and Frank reinvested the reserve funds to get higher yields than the previous CDs.

3. Main & Meadows budget (Bob L.)
Bob L. presented both budgets in detail. The budgets are on track for 2023. See Addendum 1 for details on the reserve balances.

4. Meadows Report (Bob L.)
Bob L. presented the Meadows Meeting Update and the Meadows Project List. See Addenda 2 and 3 for details.

Elsie Reed has volunteered to take over Certificate of Insurance program management now that Tom Hofmann no longer resides in Village Park.

5. Proposed Meadows Budget Process (Bob L.)
Bob explained the proposal. See Addendum 4 for details.

6. Entrance Way (Frank)
Frank volunteered to assess what could be done with the property on the sides of the entrance road.

7. Directory Format (Frank and Arthur)
Frank proposed that the directory be revised to list residences by address. The board members agreed.

Arthur suggested that we should make clear to new residents that listing their information in the Village Park directories is encouraged but optional.

8. ARC Report (Frank)
The ARC approved the proposed design of the home Serge Yukhnyuk is building and awaiting more information on the proposed location on the lot.

The ARC approved the list of remaining landscaping items for Max Darmanchev.

The ARC is waiting for the full landscaping plan from Felipe Beirao including repairs for damage from construction vehicles to the Patel's yard.

9. Other Topics of Interest (All)
Frank volunteered to send a note to the community reminding them that their personal gate codes should not be shared with maintenance workers or other service or temporary personnel as their personal codes are only changed if they request it. Only the code provided for temporary use should be given out since it is changed periodically.

Frank will send a reminder to residents encouraging them to enroll in our web site because future minutes/financials/etc. will no longer be sent by email.

10. Adjourn
5:30

Action items:

- Frank to ask ARC for recommendations on means to protect the shoulders on Village Pointe Lane from vehicle damage

- Frank to assess what could be done with the property on the sides of the entrance road.

- Arthur to reorder the neighborhood directories by postal address.

- Frank volunteered to send a note to the community reminding them of gate code protocol.

- Frank will send a reminder to residents encouraging them to enroll in our community web site.