Minutes of the Village Park HOA Board Meeting

Thursday, June 29, 2023 at 3:00 PM
Location: DiPalma Home

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

1. Welcome
Frank welcomed the other board members and called the meeting to order.

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

- Frank to ask ARC for recommendations on means to protect the shoulders on Village Pointe Lane from vehicle damage.
The ARC suggested that various alternatives would be reasonable such as large stones or shrubbery. Frank proposed that the Landscape Guidelines be changed to state that remediation is the responsibility of the homeowner, if the homeowner finds that the shoulder on the owner's property suffers from this problem. Furthermore, the homeowner must get ARC approval before making any additions or changes to the shoulder. The HOA board unanimously approved the proposal.

- Frank to assess what could be done with the property on the sides of the entrance road.
Frank initiated discussion of various options with Raymond McClinton and Ron Butler. No further action is required at this time.

- Arthur to reorder the neighborhood directories by postal address.
Done.

- Frank volunteered to send a note to the community reminding them of gate code protocol.
A reminder was sent to the HOA membership that there is a single gate code for use by non-residents (e. g. repair or service personnel, deliveries, etc.) that is changed periodically. Each homeowner is given a unique code that is changed only if the homeowner specifically requests that it be changed.

- Frank will send a reminder to residents encouraging them to enroll in our community web site. Frank will send a message to the HOA membership reminding them to register for the Village Park website, if they have not done so already. This will be part of item 5 below.

3. Main & Meadows budget (Bob L.)
Both budgets are essentially on plan. See the financial statements that Bob L. sent previously.

4. Meadows report (Bob L.)
See the attachment for Bob's report.

5. Distribution of minutes, financials, and directories (Arthur and Frank)
The board consensus is that all sensitive information (e. g. minutes, financials, and neighborhood directories) should be available only via the website after the end of this year. Neighborhood directories are already only available via the website. Frank offered to draft an email to this effect.

6. Entrance Way (Bob C. and Frank)
Bob C. and Frank proposed that the HOA make a request to Raymond McClinton that would permit the HOA to put more landscaping on the right side as you are exiting the entrance right-of-way. The board will ask the Landscape Committee to develop a specific design of what it would look like for presentation to Raymond. We also need for the Landscape Committee to get an estimate for the cost of this enhancement.

The board unanimously approved this proposal.

7. ARC Report (Frank)
The ARC approved the colors proposed by the Beirao family for their new home at #49 Village Ponte Lane. The ARC awaits his landscape plan.

The ARC approved Stenhouse family request to add a pool at #49 Village Ponte Lane.

Paul McGowan will be submitting a plan to build a home on his lot at #94 Village Ponte Lane.

Dr. Patel will be submitting a plan to build a home on his lot at #88 Village Ponte Lane.

There are two properties in need of landscape maintenance. Tom offered to draft a letter explaining to homeowners what is needed. Frank will contact the owners to remind them of their responsibilities.

8. Other Topics of Interest (All)
Charles Abbitt and Greg Blanc are making progress on lighting repairs and replacement at the entrance areas.

Notification of power outages were being sent by the power company only to our accountant, Kim. This notification has been expanded to include Frank and Charles Abbitt.

Tom investigated deals for cable service for our neighborhood with Spectrum. While there is a discount for groups of 20 or more people, the HOA would have to make the payments. Given the complexity and headaches of such an arrangement, the board concluded that it would not be appropriate at this time.

The board approved continuing the annual HOA picnic, and an email soliciting volunteers will be forthcoming.

9. Adjourn
The meeting was adjourned at 5:38pm. Thank you to Frank for hosting the meeting.

Action items:
- Frank to update Landscape Guidelines regarding enhancements on the shoulders of the roads.

- Frank to send an email explaining to HOA members that in the future sensitive information will only be accessible via the website.

- Frank will ask the Landscape Committee to develop a proposal and cost estimate for added landscaping on the right, as you are exiting the entrance right-of-way.

- ARC to notify select homeowners regarding the appearance of property.

- Frank to send an email to solicit volunteers for this year’s annual HOA picnic.