Minutes of the Village Park HOA Board Meeting

Tuesday, April 23, 2023 at 3:00 PM
Location: Frank DiPalma's Home

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

1. Welcome

Frank welcomed the HOA board members. Thank you to Frank for hosting the meeting in his home.

2. Main and Meadows Budget Status (Bob)

Bob presented the status of both budgets and explained the details of the budget items. Both the Main and Meadows budgets are on track to meet expectations.

3. Meadow's Update (Bob)

A meeting among the Meadows Residents is to be held on April 24, 2024. Bob explained the topics and details to the board members. See the addendum for details.

4. Gate Security Team status (Arthur)

The team is gathering data in preparation for the first meeting. Charles has distributed an example system to the group.

5. Commercial Property Team status (Elsie and Frank)

The Commercial Property Team held their initial meeting on March 26. They first reviewed the charter to clarify the scope and goals of team. They then enumerated the key concerns of the community with respect to the commercial lots and determined the next steps for the team members.

The team plans to meet again later this month.

6. ARC Report (Frank)

Frank presented the report. Some of the items addressed by the ARC included the following.

A homeowner asked whether he could add a fence around his yard. The ARC explained that only fences that are not visible from the street are permitted in our community.

A homeowner asked whether a pond is required to have a barrier or other protection that would prevent children from entering the pond. Elsie Reed has volunteered to research NC law on this subject.

The lot corresponding to #69 Village Pointe Lane has been purchased.

The ARC approved a homeowner request for the installation of a hot tub behind their home.

7. Other Topics of Interest (All)
Sealing of the road surface will be discussed at the next meeting.

The guidelines would benefit from clarification of who (e.g. HOA or property owners) is responsible for mitigating water runoff problems. Arthur to send a brief draft statement summarizing the initial discussion to board members for further consideration and comment.

8. Adjourn
The meeting was adjourned.

Action items:
- Elsie volunteered to research NC law on safety requirements for ponds on private property.

- Arthur to send draft statement summarizing the initial thoughts on responsibility for water runoff mitigation.