Minutes of the Village Park HOA Board Meeting

Thursday, July 11, 2024 at 3:00 PM
Location: DiPalma's Home

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

- HOA Members:
Sam Vulopas

1. Welcome
Frank Welcomed everyone to the meeting.
The minutes from the last meeting were approved.

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

3. Website updates (Sam)
Sam has completed updates to the Village Park website. He did an amazing job, especially with respect to the directory. All the fields of the entire directory can be searched. In addition, the directory can be sorted by any column.

Many thanks to Sam for the improvements and his ongoing efforts to make the site ever more useful.

Sam offered to add an email address export function for use by the board to send communications of HOA business to community.

Sam will send the board web site usage statistics.

4. Main and Meadows Budget status (Bob)
Main and Meadows budgets are on track.

Treasurer's Report 7.11.24

4.1. Main Budget

- Through the end of May, Main Operating Budget is tracking as planned.
- All Main budget dues paid
- As of end May, $9036.00 remaining in Asset Reserve line item. Saved allocated funds on DIY Village Point Lane storm drain 'clean-out'.

4.2. Meadows Budget

- Through the end of May, Meadows Operating Budget is tracking as planned.
- Meadows dues payments are up-to-date.
- 2025 Meadows Budget preparation to kick off in August as we solicit quotes from our various vendors. Target to have DRAFT 2025 Operating Budget by third week of September.

5. Meadow's update (Bob)

Bob's update is included below and the Meadows Landscape & Maintenance Project List is attached as an addendum.

Meadows Update 7.11.24

5.1. Landscape-Maintenance Projects Update (see attached "2024 Meadows Landscape & Maintenance Project List" for details)

- All planned Landscape Special projects have been completed
- Contract landscape services are on schedule and work so far this year is of very good quality
- Spring/early summer "Building Maintenance" Contract services (Gutter cleaning, Irrigation hydrant and lighting maintenance) have been completed. Ongoing repairs (e.g. leaky hydrants, lighting that needs repaired) have also been completed in a timely manner
- Working our way through the "Building Maintenance" project list including painting of Townhomes #36-#38 (in progress). Projecting all planned and unplanned projects to be completed by end of maintenance season (e.g. end October).

5.2. Certificate Of Insurance Program-Program is working well under Elsie Reid's management and compliance is good with the usual delays in timing between renewals and receiving documentation

5.3. Change In Meadows Committee Membership-Jack Sale has announced his intention to step off the Meadows Committee end of July. Discussions are in progress regarding a replacement.

Thank you to Bob for submitting these detailed and informative reports.

6. Gate Security Team status (Arthur)

The board discussed the Gate Security Team status report. The board asked that the team present recommendations including cost, benefit, and priority of proposed capabilities at the next board meeting.

7. Commercial Property Team status (Elsie and Frank)
The team has met several times since the last board meeting. They are researching possible options for use of the property, governing regulations, and other related concerns.

They plan to create a draft of recommendations and alternatives for review by the board and the developer with the eventual goal of presenting this to HOA members.

8. Storm Water Drainage Policy (All)
Residents have raised questions about who is responsible for control and maintenance of stormwater runoff. Elsie and Tom investigated state and county law and regulations. Unfortunately, the existing case law does not establish absolute rules but adopt a "reasonable use" analysis which balances the respective interests of the upstream and downstream landowner. The state of the law does impose an obligation on a landowner to maintain the integrity of the storm drainage measures located on his property. Elsie and Tom offered to create a draft guideline consistent with the existing legal principles to be added to the single-family home guidelines document.

9. ARC report (Frank)
The ARC has been extremely busy reviewing and helping current and future residents with plans for landscaping, home construction, location of structures, painting, and related matters.

10. Other Topics of Interest (All)
Bob observed that the Village Park sign at the entrance needs repair and painting. Bob offered to make the necessary repairs and to repaint the sign.

Speeding on our roads continues to be a danger to our neighbors. Tom offered to investigate automated speed signs to remind drivers when they exceed the speed limit.

Frank offered to research technology for road sealing with respect to costs, and pros and cons.

An email from the board will once again ask for volunteers to assist in this year's annual picnic.

11. Adjourn
The meeting was adjourned at 5:48pm.

Action items:
- Frank to investigate current technology for road sealing.

- Tom to investigate automated speed sign.

- Elsie and Tom to come up with a draft on storm water drainage for addition to the single-family home guidelines.

- Sam to add an email address export function for use by the board to send communications of HOA business to community. He has already completed this.

- Sam to investigate providing access control to some of the directory fields to protect privacy.

- Sam will send the board web site usage statistics.

- Bob to repair the Village Park entrance sign.

- Arthur to work with the Gate Security Team on development of recommendations for the next board meeting.

- Elsie and Frank to work with the Commercial Property Team to finalize their analysis and recommendations for presentation to the board.