Minutes of the Village Park HOA Board Meeting

Tuesday, January 21, 2025, at 3 PM
Location: DiPalma's House

Attendees
- Board Members:
Frank DiPalma
Arthur Harvey
Bob LeBoeuf
Elsie Reid

1. Welcome
Frank called the meeting to order.
The December 4, 2024 minutes were approved.

2. Election of Officers for 2025 (All)
The HOA Board members voted to elect the board officers for 2025 as follows.
President: Frank DiPalma
Vice-President: Tom Duckett
Treasurer: Bob LeBoeuf
Secretary: Arthur Harvey
Member-At-Large: Elsie Reid

3. Follow-up from Annual Meeting and Social (All)
The feedback from the HOA members was that the annual meeting was well done. The presentations were clear, informative and concise. The topics were of importance to the members, covered their concerns, and helped them understand the workings of the board.

The community members commented that they enjoyed the social event and that it gave them the opportunity to meet and talk with neighbors who they don't often get to see. It also enabled relaxed discussion of community matters.

4. HOA goals for 2025 (All)
The board members reviewed the goals 2025 that were outlined at the annual meeting:
- Continue maintenance, oversight and budget management;
- Add useful features to website such as links to public service sites;
- Additional study and recommendations for physical gate security enhancements;
- Form a team to study street safety including gathering resident input.

Esie suggested that we add post-Helene inspection of infrastructure for damage including items such as culverts and underground drains, and bridges. The board agreed inspection by qualified

experts should be performed. Board members will explore potential vendors of relevant inspection services.

5. Street Safety Team Charter (Tom and Frank)

Frank presented a draft of the proposed charter for the Street Safety Team. The board discussed the proposal and offered suggestions. Frank plans to revise and redistribute the draft for further board review.

6. Main and Meadows Budget Status (Bob)

Both Main and Meadows Operating budgets for 2025 are in place. While early in the fiscal year, budgets are progressing as planned. The 2024 Main and Meadows Operating budgets have been closed. A summary of results for the 2024 budgets including plans for the unspent balances and CDs is described in the attached addendum.

7. Meadow's Update (Bob)

The Meadows Committee will schedule a spring Meadows meeting for March. Agenda items will include a review of the 2025 project and services 'To Do List', a review of the Meadows financials for the year plus other topics of interest to Meadows residents.

8. ARC Report (Frank)

Frank presented the ARC report. Progress on new home construction has slowed as Lot 25 has a new owner, the builder for Lot 24 has withdrawn and the plans for Lot 34 are undergoing revision. It was hoped that a seal coat for the roads could be done this year now that coal tar is readily available, but this will be delayed until the homes are completed. This avoids damage caused by heavy construction equipment. In the meantime, cracks in the road will be sealed.

9. Other Topics of Interest (All)

The 7th amendment to the HOA covenants establishes a charge referred to as a "Transfer Fee" to be paid by the Buyer at the time of sale of a VP property. This fee is intended to cover costs incurred by the HOA when a home or property is resold as updating HOA records, issuing required documents, preparing statements about outstanding dues or answering buyer inquiries about the HOA, its finances and its covenants. A North Carolina statute places limits on the collection of "transfer fees." To comply with State law, it may be necessary to change the wording used to describe this payment and to clarify that payment of this charge is negotiable between buyer and seller like other closing costs. Frank will ask the HOA attorney to review the amendment.

10. Adjourn

As there were no additional business items, the meeting was adjourned.

Action items:
- The board will explore potential vendors to inspect infrastructure for damage from Helene.

- Frank will revise and redistribute the draft Street Safety Team Charter for further board review.

- Frank will have the 7th Amendment reviewed by the HOA attorney.