Minutes of the Village Park HOA Board Meeting

Wednesday, April 23, 2025 at 3:00 PM
Location: Frank DiPalma's Home

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

- HOA Members:
JoAnn Ormand

1. Welcome
Frank called the meeting to order. Thank you to Frank for hosting the meeting in his home.

The board approved the minutes of the previous meeting.

2. Review of Action Items from last meeting (All)
- The board will explore potential vendors to inspect infrastructure for damage from hurricane Helene.
Tom Duckett arranged for an inspection of the culverts. See the details below in item 6, "Post-Helene inspection of infrastructure".

- Frank will revise and redistribute the draft Street Safety Approach document for further board review.
Frank distributed the revised document. See item 10, "Street Safety Approach" document.

- Frank will have the 7th Amendment reviewed by the HOA attorney.
Frank had the HOA attorney review proposed changes to the 7th Amendment. See item 9, "Transfer Fees as described in the 7th amendment" below.

3. Main & Meadows Budget status (Bob)
The Main and Meadows budgets are both in good shape with incurred expenses in the range expected.
The 2024 federal taxes for the HOA were paid.

As of this date, all dues owed to the HOA have been paid. Many thanks to our residents for their timely payments!

4. Meadow's update (Bob)
Bob reported that the Meadows Committee (MC) met with residents and reviewed the 2025 Landscape-Maintenance Project List along with the state of the Meadows budget and the Certificate of Insurance program. There was no specific guidance or questions from the MC for the board.

5. Owner Insurance (All)
The current required maximum deductible amount for homeowners' insurance of $2,500 seems low as it was based on the prices of homes when the declaration was written. Some homeowners are not filing insurance claims for relatively small insured incidents to avoid increased premiums or policy cancellations. Tom asked Jack Sales, a resident who is knowledgeable in this area, about current industry practices. He agreed that allowing a higher deductible amount could substantially reduce rates for residents. Changing the maximum deductible requires revision of Section 4, Paragraph (u) of the Declaration. This provision applies to the Twinplex Units as well as the Single-Family homes.

The board agreed the maximum deductible should be updated and requires further study. Also, the issue of how to make it easier to adjust the maximum in the future without requiring revisions of the Declaration will be explored.

6. Post-Helene inspection of infrastructure (Tom)
Tom worked with Wendell Howard, T&K Utilities, to perform a visual inspection of Village Park culverts focusing primarily on the two main ones: Village Pointe Lane over Gashes Creek near the entrance and the bottom of Meadow Village Lane entering the Meadows.

T&K Utilities recommended a watchful waiting approach as no areas currently need immediate attention. Two locations at the Village Pointe Lane culvert and one at the Meadows culvert were identified for continued observations. These areas should be added to the list of items requiring periodic inspection.

Bob offered to investigate the cost of potentially adding some stone or riprap to the downstream Village Pointe Lane culvert location to control the slow rate of erosion.

7. Proxy submissions (Arthur)
Our annual meetings must have a quorum of properties represented by residents, either in person or by proxy, to enable voting on proposed HOA business. For example, approval of budgets. Using the current process, it is sometimes not known whether there will be a quorum until the meeting has started.

Elsie suggested we ask all residents, even those who plan to be present at the meeting, to submit a proxy at least a week or more in advance of the meeting. Those who attend the meeting (which we strongly encourage!) may withdraw their proxy at the meeting and vote

directly. The proxy request will be accompanied by materials necessary for making an informed voting decision.

This will provide sufficient time for board members to contact residents who have not yet submitted their proxy and assure that when the meeting is held there is a quorum.
The board members agreed we should try this for future HOA meetings.

Currently, for those who are interested, a quorum for votes on declaration amendments is 38, and for regular business is 29.

8. Commercial Property Voting Rights (Elsie)
After a thorough and careful reading of our declaration, Elsie concluded that the commercial properties have no HOA voting rights.

9. Transfer Fees as described in the 7th amendment (Frank)
NC law, as it applies to HOAs, gives the term “Transfer Fee” a specific meaning and defines rules that must be followed. This differs from the meaning used in our declaration’s section 5 of Amendment 7.

After consulting with the HOA attorney, an Amendment 8 that replaces wording of item 5 in Amendment 7 can be added. Furthermore, this amendment does not require a vote by the HOA as it is only a clarification of wording to conform with NC law and does not introduce a change to the intended meaning of Amendment 7.

Addendum 1 contains the entirety of Amendment 7 and the changes. The red text is to be deleted and black bold text is the replacement text.

10. Street Safety Approach document (Frank)
Frank previously distributed a revised Street Safety Approach document for review by the board. The board approved the document and an email discussing ideas on how street safety can be improved will be sent to VP residents.

11. ARC Report (Frank)
Among their many activities, the ARC approved plans for 2 new homes. They are working with the new property owners to help them develop plans that conform to the building guidelines for Village Park. There remain only 3 lots that currently have no immediate planned construction.

A question arose regarding responsibility for trees that impinge on the HOA roads. If the trees were planted by the HOA, then the HOA is responsible for their maintenance. Otherwise, the property owners are required to maintain the trees on their property.

12. Other Topics of Interest (All)
- Front entrance restoration:
The driver of the car that damaged the entrance was uninsured. An initial assessment of the work and costs required to repair entrance has been completed. Based on current information, it will be most cost effective for the remaining damaged plant removal/replacement and island lighting to be performed and paid for by HOA. The irrigation system has been repaired by our current vendor. The target date for completion of restoration (landscaping, lighting) is May 31. Bob is gathering costs of replacing the street sign and stop sign. Frank is also checking the NCDOT/county regulations on signage. Timing of signage replacement could depend on information received from the County.

- Replacement of Leland Cypress trees near gate:
The cost of replacing all the trees at the same time (including extension of the irrigation system) is estimated to be $23,500. The board decided that only the area cleared already should be replanted in this year. The removal and replanting of the remaining trees should be deferred until subsequent years and then only as needed.

-Restoration of Street Signs in The Meadows
The street signs in the Meadows require clean-up and repainting due to weathering. A quote for the work has been received. The Board approved proceeding with having the signs restored.

- Gate Security:
Charles and Mark will keep the board informed as they gather estimates and recommendations from gate security vendors.

13. Adjourn
The meeting was adjourned at 5:14pm.

Action items:
- Frank to check the NCDOT/county regulations on signage.

- Clarifying Amendment 8 to be added to the Declaration.

- Frank to prepare an email to Village Park residents discussing board ideas to enhance Street Safety in VP.

- Bob to investigate adding loose stone to reduce erosion in 2 culverts.

- Continued discussion on insurance deductible maximums and changes to the Declaration in this regard.