Minutes of the Village Park HOA Board Meeting

Wednesday, January 28, 2026, at 3 PM
Location: DiPalma's house

Attendees
Board Members:

Frank DiPalma
Tom Duckett
Bob LeBoeuf
Elsie Reid
Bri Ghosn

HOA Members:
Willy Morgan

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. Election of Officers for 2026 (All)

   The HOA Board members voted to elect the board officers for 2026 as follows.

   President: Frank DiPalma
   Vice-President: Tom Duckett
   Treasurer: Bob LeBoeuf
   Secretary: Bri Ghosn
   Member-At-Large: Elsie Reid

3. Follow-up from Annual Meeting and Social (All)

   HOA members' feedback was positive for our recent annual meeting. Attendees found the presentations easy to follow, informative, and efficiently delivered. The subject matter resonated with members and addressed common questions and concerns. Holding the meeting via Zoom worked well and allowed participants to clearly view the presentation content.

   Members also expressed appreciation for the social gathering, noting that it created a chance to reconnect with neighbors and engage in casual conversation. The informal setting supported thoughtful discussion of community topics. The event was well attended, and the board intends to maintain a similar approach for next year's annual meeting.

4. Review of Action Items from last meeting (All)

   Action items:

   - Frank will reach out to the developer to set up a meeting to review drain issues.
     - Will complete next quarter.
   - Bob will finalize the initial 2026 Main Operating Budget draft, and the board will meet in early November to review it.
     - Completed, reviewed by Board, and accepted by HOA at annual meeting
   - Elsie will finalize the 9th amendment.
     - Completed, reviewed by Board, and accepted by HOA at annual meeting
   - Tom will confirm availability for the HOA social gathering at Cultivated Cocktails.
     - Confirmed and gathering was a success

5. Sporting event noise (Willy Morgan)

   Willy elaborated on his concerns expressed at the 2025 Annual HOA meeting regarding the sound from the Reynolds High School PA system. He shared the applicable county noise ordinances, which provide an exemption for government facilities, thereby limiting available courses of action.

   Acting as an individual, Willy plans to visit the site during an event to assess the speaker layout and sound level on the field, to possibly initiate a discussion with the school board regarding options to reduce the volume that carries to our neighborhood.

6. HOA Goals for 2026 (All)

   The board members reviewed the 2026 goals that were outlined at the annual meeting:

   - Continuing maintenance, oversight and budget management
   - Provide oversight of new and existing single-family home construction, modifications, and maintenance, along with maintenance and landscaping for the townhomes in the Meadows
   - Add useful features to website such as links to public service sites
   - Study cost effective entrance gate access improvements and security
   - Review results from 2025 street safety initiatives and continue improvements

   The board approved the goals as stated.

7. Street Safety initiatives (All)

   Informal community feedback received regarding the stop signs installed last year indicate they have been effective at enhancing the safety of both drivers and pedestrians. The board feels that the stop signs, along with other recent initiatives, have had a positive impact on safety for children playing near the streets and pedestrians walking throughout the community.

   Based on the improvements seen so far, the board does not believe additional street safety measures are necessary at this time but will continue to monitor existing street safety initiatives.

8. Main & Meadows Budget status (Bob)

   Both Main and Meadows Operating budgets for 2026 are in place and are progressing as planned. A summary of the 2025 Main and Meadows Operating actuals to budget, along with details regarding the investment of the various year-end asset reserve balances, are included in **Addendum 1**.

9. Meadow's update (Bob)

   Meadows Update 1.28.26

   - The 2026 Meadows Landscape, Building & Common Areas Project Sheet (i.e., our 'To Do List') is in preparation and will be distributed to Meadows Residents when complete.

   - A Meadows Residents meeting will be scheduled for the end March/first part of April to discuss the Project Sheet and additional agenda items.

   - The Meadows Committee is compiling a Meadows Maintenance folder, providing a more detailed 'How' framework of our Landscape, Building & Common Areas Maintenance program. The Meadows Guidelines will continue to serve as the reference for 'What' the HOA is responsible for.

10. Amazon's Third-Party Delivery Agreement (Elsie)

    Amazon requested the HOA sign a Third-Party Delivery Agreement, which favors Amazon by providing certain indemnifications. Amazon presented similar requests over the past two years, which we declined signing with no negative consequences. We will decline again this year. No other delivery services have made such a request.

11. HOA's official name (Frank)

    The legal name of our HOA is Village Park Development Association, Inc., but over the years, we have utilized several variations (Village Park HOA, Village Park Homeowners Association, etc). To address these inconsistencies, Elsie suggested filing an Assumed Business Name Certificate with the state of North Carolina and volunteered to investigate the process.

12. Design and Development Guidelines - Road damage (Frank)

    Our private roads experience significant wear from heavy dump trucks and concrete trucks during new home construction. To mitigate the repair cost to the HOA for potential related road damage, the board agreed that strengthening the language in our existing Design and Development Guidelines is the most practical approach.

    Additionally, the board approved memorializing the understanding of these guidelines with the homeowner and contractor before construction commences via a Memorandum of Understanding. Frank will coordinate with the ARC committee to draft updated guidelines and a MOU for board member review.

13. ARC report (Frank)

    Frank presented the ARC report. The ARC committee approved both a request to remove hazardous trees and proposed building plans for a deck replacement. Also, approval was given to the conceptual design for a new home to be located at 72 VPL. Additionally, Tom Meyer was recently added as a new ARC member.

14. Other Topics of Interest (All)

    Frank proposed hosting our annual recognition luncheon in April for HOA volunteers & committee members, which was approved by the board.

15. Adjourn

    The meeting was adjourned at 5:35pm

    Action items:

    - Frank will reach out to the developer to set up a meeting to review drain issues.
    - Elsie will research filing an Assumed Business Name Certificate.
    - Frank will coordinate with the ARC committee to draft updated Design and Development Guidelines and a draft MOU for board member review.