

| | | | |
|--------------------------|--|-----------------|------------------------------|
| Meeting Purpose | VAC HOA Trustees Meeting | Date | 8/17/2009, 18:30 – 21:00 EDT |
| Meeting Attendees | J.D Barlow – HOA President Dave Patton – HOA VP Andrew Lynch – HOA VP Marty Luxeder – HOA Treasurer Neil Wheeler – HOA Secretary | Location | Marty's house |

Meeting Minutes:

1. JD called the meeting to order.
2. We reviewed the minutes from the last Trustees Meeting. There were no questions or additions. The minutes were accepted.
3. We discussed the Treasurer's Report. We reviewed the non-payer list. Seventeen (17) homeowner accounts were sent to the Collections Agency. There are a number of homeowners making partial payments due to financial hardship. We are still getting adequate interest from the savings account. We are on budget for landscaping and slightly ahead due to not spending on trees and flowers as budgeted. We may spend the money in the fall. Water and electricity is on budget. The storage unit bill will be paid at the end of the year. The Treasures Report was accepted.
4. We discussed the 2008 Audit. Dave can now begin the audit, and is planning to have a report to the Trustees at the next meeting.
5. We discussed the mailbox process. Andrew and Marty were unable to do the evaluation, but will have this done by next meeting. We discussed what to do about the most extreme violations (one on Alum Village and one on Park Circle). Andrew will send them a letter asking for compliance. We discussed if they do not comply, then we will add a replacement mailbox to their 2010 dues. We will continue this discussion at the next Trustees Meeting. We also discussed adding funds for replacement mailboxes to next year's budget.
6. Andrew provided an update on the lawsuit. Our lawyer has asked the plaintiff for discovery information, but to date, nothing has been provided to us. She has sent the Plaintiff another letter with an additional 30 days to provide the discovery information. If the second deadline passes, she will ask the Court to dismiss the case against the HOA due to lack of cooperation and information from the Plaintiff.
7. We discussed new business.
8. We discussed the Drainage Maintenance Program for Section I. After discussion, it was decided that we would do an article in the next newsletter and have a discussion with the homeowners at the 2010 General Meeting.
9. We discussed the Golf Tournament. It is scheduled for 8:30 on 9/12/09 at Glen Ross. \$60 for adults/\$50 for under 17 will cover cart, fees, drink, lunch, and prizes. This year's fees are reduced from last year and we expect it to break in. There are announcements on the website and on the signs at the entrance.
10. We discussed the Summer/Fall Newsletter. Articles will include:
 - o Golf Tournament
 - o Pond 4 update
 - o Beggar's Night (Oct. 31)
 - o Church Dumpster Issue
 - o School Starting
 - o South Entrance
 - o Coyote Alert
 - o Drainage Maintenance Program
 - o Road Closure
11. We discussed Committee Updates.
 - Architecture Review Committee
 - There have been a few applications over the last few months. The committee continues to do a great job.
 - Block Watch Committee
 - There was a report of a coyote, so an email was sent to the HOA mail list.
 - Communications Committee
 - The next newsletter will be done this weekend.
 - Fund Raising/Member Benefits Committee
 - No report
 - Maintenance and Landscape Committee

- Mowing and trimming continued. There was a request to set the mowers higher and Ohio Estate Lawncare has complied with our request. A number of dead trees were removed with no replacement. If there are funds available in the fall, we will look at replacing a number that were removed. Through the course of responding to homeowner complaints about the flowers at the South Entrance, there is at least one homeowner that is willing to assist with flower selection and care next year. The street signpost painting was completed. The entrance sign painting was completed. We exterminated a large bee's nest on Pond 3. Several fence posts were replaced around the subdivision.

New Member/Welcoming Committee

- No report

Pond Committee

- Periodic chemical applications were done and the ponds are reported as very healthy and water clear. There has been no muskrat eradication work done due to Neil not having time. Multiple repairs on the fountains and lights for both ponds were completed. The fountain motor in the Pond 4 fountain has since seized up. We have an estimate for a \$1,000 repair or an \$8,000 replacement. After discussion by the Trustees, it was decided that Marty would check for a lower price. Based on his input, Neil will order the new fountain.

Recreation/Social Committee

- No report

Regulation Review and Elections Committee

- No report.

Property Upkeep Committee

- Neil sent letters to homeowners about an unsightly grass pile, a clarification about the HOA inability to control cats, and violations concerning dog breeding and yard upkeep.

12. The next Trustees meeting will be on November 2 at 6:30 at Dave's house. The focus of the meeting will be the 2010 budget.

13. The meeting was adjourned.

Issues / Action Items:

| Issue/Action | Owner | Status | Comments |
|---|--------|------------|---|
| Paint the entrance signs | Neil | Completed | |
| Investigate how to get addresses for the green space | Andrew | In Process | |
| Compile a list of rental properties | Marty | In Process | |
| Audit the 2008 books | Dave | In Process | |
| Perform mailbox audit and send letters to the homeowners most out of compliance | Andrew | In Process | |
| Review Deed Restrictions | Marty | On Hold | The Committee has not met and seems not interested in moving the project forward. |