

VVG Community Meeting 12/9/15 Minutes

Attendees: Dean Villon Nelson Malaren Justin Marsh Chad
Noel
Jim Fodor (absent) Jessica Manhart Matt Dublin Liz
Sidle
Nathan Herr Guy Jensen (absent)

Meeting start 705pm

Approval of November minutes - motion made to approve, passed.

Resident comments/concerns:

1. No homeowners in attendance.

Treasurer Report:

1. Matt presented summary of finances, based on PMI reports.
2. Stressed that we must stay on 2016 budget decisions and expected income from dues should allow us to meet planned expenditures, without dipping into reserves.
3. Noted that 2016 budget included a line item for bad debt (homeowners who did not pay monthly dues) which allows a better tracking of income and expenses.
4. Agreed that PMI continue to work with original five homeowners on repayment plans.
 - A. Board agreed that while PMI can continue to negotiate with homeowners, anyone who has signed a payment plan and not begun payments, will be required to pay full amount in a single payment to receive discounted payoff amounts.
 - B. If homeowner signed an agreement and violate the agreement, they will be required to pay full amounts that have accumulated on record.
 - C. No new payment plans will be discussed with other homeowners until the original five agreements are worked out.

Old Business:

1. PMI will begin gathering bids for planned 2016 budgeted projects (community improvements).
 - A. Retention pond fence repair and new lock for fence.
 - B. Playground Red Barberry.
 - C. Seal parking lots.
 - D. Resurface tennis courts, should be left over funds from prior budget years.
 - E. Repairs to pool playground fence.
2. Board agreed that after reviewing 2016 capital improvement budget items, we can decide on what needs immediate work and postpone some repairs this year and save additional funds.
3. Liz still working on a Welcome to V.V. Green brochures.
4. Board discussed and again endorsed the "Good Faith" process from prior years - if a homeowner is up to date on dues and no violations/fines on record, they can request a one time removal of a fine.

New Business:

1. Homeowner (47 Bill Dugan) have moved out and left accumulated fines/dues/violations on books - directed PMI to wait and see what if any money can be recovered at probable sheriff sale.
2. Homeowner (31 Privet) request all fines to be removed, which had accumulated over the summer since the homeowner left and never mowed grass accordance with covenants/by-laws.
 - A. Motion made and approved (6-2) to decline appeal of this fine, since they allowed this fine to accumulate over several months without any communication with PMI/board of their travels.
 - B. Homeowners responsibility to take care of property and never notified PMI/board of their circumstances.
3. PMI would like to have packets ready to hand out to new homeowners or on demand that would contain latest newsletter for community and recreation pass applications.
4. Noted a homeowners complaint about another homeowners cinder bloc retaining wall recently erected.
 - A. This wall may be in violation of Newberry Township permit ordinances.
5. Pool - need to add hose shutoff to the end of season shutdown procedures.
 - A. Need to add pool chair storage to the end of season shutdown procedures. Board moved the chairs into storage after the meeting adjourned.
 - B. Waiting on pool contract to be signed.
6. Agreed to shutdown basketball/tennis courts for winter season, due to temperatures and lighting. Depending on good weather may open the courts periodically.
7. Delinquent accounts (recover debt) - still working on top five delinquent accounts.
8. Still need to walk community to look at current 2016 budgeted capital repairs.
9. Noted pool caulking, resurface of clubhouse parking were completed.

Neighborhood watch:

1. Homeowner notified PMI that a UPS delivered package was removed (stole) from their doorstep.
 - A. Unfortunately, homeowners need to monitor package deliveries from now on.
2. Board interested in restarting neighborhood watch "walk through" community at night.

Meeting adjourned at 0805.