

## VVG Community Meeting - October 14, 2015 Minutes

Attendees: Dean Villone Nelson McLaren Justin Marsh Chad Noel  
Jim Fodor (absent) Jessica Manhart Matt Durlin Liz  
Siddle  
Nathan Herr Guy Jensen

### Meeting start 700pm

**Approval of October minutes** - motion made to approve, passed.

### Resident comments/concerns:

1. Homeowner questioning increase in dues/rates. Discussed special assessments applied over the years and why they remain as part of monthly dues. Discussed issues of having dues and rates to address budget items (repairs/maintenance) and normal everyday expenditures (landscaping/pool season/etc.).
2. Discussed common and homeowner grounds, which require surveys to actually determine boundaries which determine ownership and responsibility to maintain. Last survey in 2005.
3. Fences have been erected, over the years, that may or may not be correctly placed, especially along Yocumtown Road.

### New Business:

1. Homeowner (230 White Dogwood) disputing fines regarding grass cutting, motion made and approved to remove fines if homeowner is in accordance with good-faith procedure (dues paid & current).
2. Noted that someone has chained a trailer to the basketball fence - PMI to post warning that the owner had three days to remove or will be towed.
3. Pool
  - A. Justin/Dean met with American Pool on proposed 2016 operating contract.
  - B. Cost too high as proposed and questions on how they handled lifeguards this summer.
  - C. Suggestion to see if they would handle concessions next summer and reduce costs in other areas.
  - D. Suggestion remove line item in 2016 proposal regarding chemicals. Instead Boyer will deliver chemicals direct to the pool and direct their bill to PMI.
  - E. American pool still responsible for routine maintenance (pool shocking/etc.).
  - F. Final winter maintenance needs to be completed as of this meeting.
  - G. Suggestion change hours of operation in 2016, stay open from 1130-to-730pm.
4. Someone backed car into fence caused limited damage, if repairs are under \$500, no claim on insurance will be made and PMI will issue repair order.
  - A. Suggestion install concrete parking blocks along fence to stop bumping into fencing around pool.
  - B. Motion made and approved.
5. Noted that some kid activity at night, including small fires in parking lots.
6. Noted concerns with homeowners at 3 North Conley, fireworks/vandalism.
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.

### Treasurer Report:

1. Matt Durlin presented summary -
  - A. Noted higher than usual phone bill (clubhouse), waiting to see if a trend or one-time occurrence, since higher than budgeted amount.

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B. PMI had paid some bills with operating funds, which was not correct.

C. Funds continue to be moved as required to balance the reserves/operating accounts.

### **Retention Pond:**

1. After months of researching and communication with local/state authorities, it is still not clear who has jurisdiction on environmental issues.
2. Instead of water being retained in the pond as expected/developed, it is draining somewhere.
3. PMI will continue to see if local/state can help check out the pond and why it continues to drain.

### **Neighborhood watch:**

Need to restart with longer nights and potential for problems under cover of darkness.

*Meeting adjourned at 0830.*