

## 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 (absent)                  Guy Jensen (Absent)

### Meeting start 705pm

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

Resident comments/concerns: no homeowners in attendance.

### Old Business-

1. Pool (2016) planning,
  - A. Contract offer - American Pool (last years company) presented plan to renew contract at 3% discount over 2015.
  - B. Pool was managed, but required more actions by board/pool committee for daily operations, which is not what was expected with a pool management company.
  - C. Problems with lifeguards and timesheets, resolved eventually.
  - D. Pool open for 943 days in 2015, need to determine how many lifeguards are needed daily.
  - E. Suggestion that Guy could handle some of the pool required maintenance cheaper than pool management company could.
  - F. Recommendation - schedule a meeting with last years pool company to work out problems.
2. Newsletter - to be sent in early October.
3. Delinquent Accounts:
  - A. Late September PMI turned over the top 5 delinquent accounts to lawyer to process legal claims and recovery actions.
  - B. Some delinquent homeowners have agreed to payment plans and have started repayments to VVG homeowners association.
  - C. Some homeowners have already defaulted on their delinquent accounts through bankruptcy and sheriff sales completed.
4. 2016 budget - voted and passed in September 2015 yearly homeowners meeting.
  - A. Dues adjusted higher for 2016, due to approved budget requirements.
5. Walkthrough (PMI and members of VVG board) to check on capital improvement needs of the community. Walkthrough will evaluate and validate what needs to be done and what could wait.
6. Suggestion to work on a VVG community brochure for homeowners and potential buyers. Liz volunteered to work on.

### New Business:

1. Discussion on recreation cards, homeowners can request to prove their residency for using community facilities, such as basketball courts.
  - A. Cards can be requested by completing form in latest newsletter.
  - B. Plan is to control use of facilities to only homeowners and their families.
  - C. Dues must be current (paid in full) to qualify.

### Clubhouse:

1. Rentals remain spotty, board will check to see if Jim is still interested in running the clubhouse.

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### **Treasurer Report:**

1. Matt Durlin assumed this duty -
  - A. He will summarize PMI reports and build a simpler version for the meetings and quicker reviews.
  - B. Current reserves (savings for capital improvements/budgeted items) are adequate.
  - C. PMI had paid some bills with operating funds, which was not correct.
  - D. Funds will be moved as required to balance the reserves/operating accounts.
  - E. PMI report includes a miscellaneous line item - need to clarify what that represents.

### **Retention Pond:**

1. Retention Pond - homeowner concerns over height of fence and kids climbing into the area.
  - A. Repeated attempts to get local and state officials to visit the pond and advise of what could be done to improve the area or what is required to be up to code - have not worked.
  - B. Suggestion to place lock on gate to pond fence.
2. Suggestion look into Department of Environment protection for help.
3. Suggestion look into Newberry Township work, perhaps they have diverted waterways which have "drained" the pond.

### **Neighborhood watch:**

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

### **Landscaping:**

1. Landscaper in trimming damaged two slats in the plastic fence at the pool playground.
2. Discussion on how to repair; warranty payment or ask landscaper to fix at their expense.
3. Suggestion pay for it out of reserves and warn landscaper, next problem they will have to pay.
4. Signs at bridge at end of White Dogwood have been wrecked.

### **Board members (general discussion):**

1. Chad requested to begin closing basketball courts at dusk, since seasonally darker earlier.
2. Signs at basketball/tennis courts, state 8pm closing which may not be practical now.
3. Chad will monitor courts for a few weeks to see if kids are respectful of the facilities or acting up under cover of darkness. His call on closing at dusk if problems are seen or occur.
4. Suggestion - look into costs for electronic card reader at courts to control access, work into later budgets if economical.

*Meeting adjourned at 0830.*