

VVG Homeowners Meeting May 19, 2021 Minutes

Attendees: Nathan Herr Nelson McLaren Tammi Grimm Dan Wyrick Carol Miller Kathy Pressley Mike Womelsdorf Les Gouffer Laurence Wachs Richelle Yoder Bill Strohm (Absent)

Meeting start 0702

Noted - due to PA state recommendations regarding gatherings small & large and virus considerations, the May meeting was held virtually over the internet. All homeowners were notified and provided a link to provide access to the meeting.

PMI representative Carey Twigg, in attendance.

Homeowners: Devine, Siddle and Zakiyya Muhammed called into the meeting.

April Minutes - Motion made/seconded to approve minutes, Voted & approved.

Treasurer -

Noted dues have fallen behind due to continued COVID issues (as snow expenditures greatly exceeded 2020/2021 winter budget).

Currently, expenditures for entire VVG budget under funded by about \$20,000.

Discussion on quarterly bills higher than average, **the specific bill is the sewer bill.**

Homeowner comment - heard difficulties in hiring lifeguards, suggested higher wages or swim at own risk pool operations.

ACTION ITEMS

Pool

- A. Pump installed, but Boyer Pools group determined that not enough electrical power was incoming to pump, remains turned off until resolved.
- B. Board agreed that electrical repairs were needed and approved (above ground fix since cheaper than underground).
- C. Once electrical is repaired, Boyer will finish pool opening duties. Expect within 7 days.
- D. Pool chemicals ordered to arrive in mid-May.
- E. Lifeguards remain an issue, hard to recruit and increasing hourly rate has not produced new applications.
 - 1. Desired - need lifeguard certified along with pool manager.
 - 2. Noted other pools also having trouble finding and hiring lifeguards (certified or not).

F. Discussion of opening pool with an attendant only and no lifeguards.

1. Currently, only one lifeguard expressing interest.

2. Suggest hire a pool attendant - job description = responsible to open gates and monitor pool pass entry, maintain pool chemicals and ensure pool/COVID regulations are followed.

G. Opening under a pool attendant results in "SWIM AT OWN RISK" (SAOR) Operations.

1. In this case the pool goes from lifeguard protected to (SAOR) operations.

2. Unknown how VVG insurance will allow (SAOR).

3. Assumption insurance if allowing (SAOR) will be expensive and require higher liability amounts to be safe.

H. Current thinking, keep pool closed until (SAOR) is understood better.

1. No life guard or pool attendant available or hired yet.

2. Need to notify homeowners of what is happening since pool did not open seasonally. I.

Discussion to require all pool passes issued will require homeowner signing of a waiver to "waive" liability if the pool is running as (SAOR).

J. Agreement to have VVG legal representative (Sara Austin) will be tasked with drawing up the waiver (as a legal binding document) and review legal impacts to association if we open the pool under (SAOR) operations.

Deck - completed, Carol will check on status of construction and notify PMI to go ahead with payment of bill. **Carol did not volunteer to check on status of construction.**

Clubhouse - to date only two rentals are under contract.

A. Deck will be open to use if contracted.

B. Agreed that due to COVID there should always be a week delay between use of clubhouse, either rented or used by board for meetings to allow for cleaning/COVID expiration.

Pond study - no update.

Deficit reduction - large sums of back dues remain outstanding, PMI working on recovery.

Violations

A. Most numerous remains grass cutting, painting of home exteriors and trash cans. B.

Board member surveyed community and found some trash cans stored at front of homes in various manners. Mix of professional structures to protect and hide trash cans or badly maintained structures.

C, Suggestion work on standards for trash cans to be hidden at front of homes and enter into by-laws to restore order to home exteriors, since people in middle home units have to deal with trash can access.

D. Agreed that homeowners still keeping trash cans in front of homes in clear sight are to

be issued violation letters or fines if continued violations until standards in place.

Door entry systems - for ball courts and pool access.

A. Need estimates, suggest PMI get vendors to be on-site to talk to board members and gather information on costs and options.

B. Only good way to control access to pool or ball court gates is through electronic key card controls.

C. If possible present findings to board at June meeting. Crystal Brown (homeowner) agreed to head committee looking into this.

Open discussion

A. Incident between homeowner and officer of association (Vice President).

B. Homeowner hired contractor to remove trees behind homes along creek **which involved work on community property during the removal.**

C. End result homeowners having work done felt the need to contact police to resolve issues between association officer, homeowners and contractors who had stopped work.

D. Fact that police arrived to mediate presented a negative image of the association/board/officer.

E. After discussions, President of association requested that the Vice President to step down from that position under by-laws.

F. Under by-laws the former Vice President could remain as a non officer member of the board.

G. Vice President agreed to step down.

COVID Meetings of Board

Agreed that under new COVID rules, an in person meeting of the board at the June meeting can be held at the clubhouse. If needed, board members can attend via ZOOM or call in.

Meeting adjourned at 0855 PM.

All members approved passing of minutes

Amendments shown in red that were requested during June meeting.