

Village POA Annual Meeting

Traditions Clubhouse

Meeting Minutes 11-11-2021

- 1) Meeting was called to order at 7:00 pm. Meeting was held at the Traditions Clubhouse.
- 2) Attending were Melissa Hamilton, Wilbur Oudman, Angel Bernahl, Loretta Bernahl, Rob Horning, Justin Roseberry, Mary Nolan, Jason Putman, Tony Putman, Cecelia Kosnik and Sarah Oudman. Our property manager from 1st American, Jennifer Bonilla, was also in attendance.
- 3) Minutes of the October 14, 2021 meeting were approved.
- 4) President's Report – The town has transitioned from brush pick-up to leaf pick-up. The town will pick up leaves every Monday. The next Town Council meeting will be on December 8.
- 5) December Event Planning – Carriage rides will be by appointment at the Gazebo Park from 5:00 – 7:30pm. We will have 2 carriages this year. Cookies and hot chocolate will be provided. There will be a holiday decorating contest with 2 categories – Griswold and Traditional, with prizes for each. Judging will take place on Sunday, December 12.
- 6) Budget – There was a question raised about how the number of units is calculated. Jennifer Bonilla will check into that. She will also confirm the amount in the budget for Architectural review. The line item in the budget concerning the charges for gas was also discussed since the POA does not have any gas usage. Jennifer will follow up with Nipsco.
- 7) Activities Review – Activities this past year were more limited because of Covid and no access to the Traditions Clubhouse. It is anticipated that next year will improve. Perhaps there can be more usage of the Triangle Park for activities.
- 8) Elections for new officers – Results -Rob Horning and Jason Putman are the new board members with Rob Horning becoming President. They join Angel Bernahl to complete the board. Rob Horning also became a member of the VARC as a write-in candidate. He joins Justin Roseberry, Nicole Hipp and Sarah Oudman. Approval of the 2022 Budget was passed. There was a question about whether we had a quorum. The By-laws state that we need 10% of property owners to be represented, which was achieved.
- 9) Other business – Melissa will order a new supply of the Mutt Mitt dog waste bags. There are 7 stations around the neighborhood to keep supplied. Angel will continue to work at getting new Banners for the neighborhood, since some of the Welcome ones are fading. It was decided to move the Village bulletin board further to the north to open the access to the Gazebo Park. It was decided to remove oaks and maples from the approved tree list. The Village list is based on the Town's tree list. Angel will contact David's Lawncare about Fall Clean-up, leaves and dead flower tops. Angel will also contact Perma-green about grass treatments. There has been some discussion in the past about instituting a maintenance position. The position would be based on 40 weeks/year with a \$50/week stipend. It would include some cleanup of common areas, refilling Mutt Mitt stations, branch maintenance and general oversight of the neighborhood. Bob Bernahl has expressed interest in this position. 1st American would need a waiver and a W-9.
- 10) Triangle Park – The project is essentially completed. Final watering of plantings was completed. We will order some sleeves for the Hammocks to keep them dry for better use. The burbler needs to be removed from the water feature for the winter. Wilbur will take care of this. Down to Earth is scheduled to blow out the irrigation systems.

- 11) VARC – A builder is asking to delay landscape installation until the spring. The Town allows this. There was discussion about how the POA can assure that the landscape would be completed, either with an escrow or an insurance bond. We will have further discussions about this at the next meeting.
- 12) Good of the Order – Sarah has some cards with the Village logo which need envelopes. Sarah will get the envelopes. Melissa will renew the website for the coming year. 1st American has a phone app available for their business portal. It is called Appfolio and can be used for payments and information about the neighborhood,
- 13) Meeting adjourned at 8:03.

Next meeting December 8, 2021, at Traditions Clubhouse.