The Village in Burns Harbor POA

February 23, 2023, Meeting Minutes

Attendees: Rob Horning (President/Director), Jason Putman (Treasurer/Director), Luke Kosnik (Secretary/Director), other Members

Meeting called to order at 7:00 PM.

January 2023 minutes approved by Board.

Voting rights established – For all lots for which Builders desire to have voting rights, Builders need to have paid the Member rate in dues for the prior 12 months for each of said lots. Members may be up to, but no more than, 12 months delinquent to retain voting rights. This is because some Members choose to pay their dues in annually rather than monthly.

The Board has been searching for volunteers to take minutes at POA Meetings. This would allow for another opportunity for Members to become involved in the POA process, and also serve as a check and balance against the Board creating and approving their own version of the minutes. This would also allow for Directors to focus on the topics at hand without having to multi-task during the POA Meetings. Some Members noted that minutes taking cannot be outsourced according to current Operating Principles and Bylaws. Upon review of the Operating Principles and Bylaws (provided to the Board after the meeting), this endeavor will be dismissed.

The Village in Burns Harbor Facebook Page (VBHFBP) is currently being administrated by Jeff Freeze and Angel Bernahl. The Board has decided that administration rights for VBHFBP should be assigned to the active Chancellor(s). This is because VBHFBP has become the most active source of conflict notification amongst Members (which Chanellor(s) are responsible for addressing), and also represents the public image of The Village and therefore has a direct impact on property values as prospective buyers are able to view the page. It was explained that Chancellor(s) would be responsible for attending to any issues that are communicated by Members on the VBHFBP, and also responsible for maintaining a professional and courteous discourse. Chancellor(s) will have full discretion to any posts and/or material on VBHFBP, including membership to VBHFBP. Angel Bernahl refuses to give up administrative rights of current VBHFBP. Angel Bernhal did not nominate herself as a potential candidate for Chancellor(s) (as the position(s) is/are currently vacant). Further action may be required, up to and including re-branding of VBHFBP.

Aaron McKinney has contacted 1st American to be nominated as Chancellor prior to meeting and will be included on ballot. Scott MacDonald requested to be nominated as Chancellor. 1st American was notified immediately after the meeting, but also noted that they may have already sent ballots out prior to the meeting (without including Scott MacDonald as a nominee). Board reserves the right to elect any Chancellor(s) that are not decided by the voting process.

1st American verified prior to the meeting that 3 voting members of VARC are required to be voted on, due to number of residential units constructed in the Village.

Members noted that prior board members who were also Builders, excused themselves from the voting process regarding VARC membership and voting member selection.

Village Event Planning Committee (VEPC) updates: budget is approved for VEPC to operate without specific approval up to the budget limit. Reimbursement does not require Board approval until such time that total reimbursements exceed current budget limit.

Meeting TBD with Traditions regarding reinstating Village memberships to Traditions facilities. Traditions will provide suggested dates for March. Assuming an agreement can be reached, Members should be aware that any violation of membership will result in action taken, and supported by Board, up to and including termination of membership with Traditions facilities.

Notice from 1st American has not yet been received by owner about current issue with oversized vehicle; owner was present at a meeting and expressed desire to maintain the vehicle on his property. Owner had limited discussion with other members during the meeting regarding potential resolution. The Board encouraged the owner and members to resolve the issue outside of Board or Chancellor involvement. Board noted that Chancellor(s) will be encouraged to get involved before decisive action is decided.

Village and Traditions residents reminded to take responsibility for their pets’ waste. Waste bag receptacles are located throughout the property and Members are encouraged to report any empty receptacles as soon as possible.

Member Comments:

Community Garden area will be relocated to new park location when current lot is developed. Soil could be offered to current residents – to be discussed.

Dog park suggested as idea for new park area.

Street light status needs update – VARC member Tony Putman did attend the recent Town Council meeting but was unable to attend this meeting. Board will request that Tony provide summary of meeting with Town to Mary for inclusion in the next newsletter. POA owns pole and globe portion of street lights, all other parts are Town’s responsibility; ordering new units would come through 1st American – Brad Enslen noted this is the current agreement with the county; posts should be covered by insurance – to be verified.

Some of the new trees being put in on new construction are able to grow to 70-100’ tall, may create foundation issues and may blow over easily – member was encouraged to direct this issue to VARC, as approved tree list is managed and maintained, and can only be amended by VARC.

Part of Triangle Park sprinkler system was seen to be damaged by construction crews – need to investigate.

Call for content for March Newsletter needs response from Board.

Board to send VEPC reimbursement process reminder to Robin at 1st American.

Meeting adjourned at 8:13 PM.