**VBHPOA February 10, 2022**

Traditions Clubhouse

Meeting Minutes

**Opening**

The meeting was called to order at 7:07pm & Angel Bernahl was the note taker

**Present**

Rob Horning, Jason Putman , Angel Bernahl, Cecelia Kosnik, Sarah & Wilbur Oudman, Mary Nolan, Justin Roseberry, & Tony Putman

**Approval of Minutes**

Prior meetings minutes were unanimously approved as distributed

**Discussed**

**Board Responsibilities**

It was decided that Angel Bernahl will be the board member who takes the notes at the POA meetings AND is the contact with 1st American who will CC the other board members. Jason will be the financial person. Also the board would have decided which member will handle which events by the March POA meeting. Need to ask 1st American who the accountant is.

**Chancellor**

Regarding appointing a Chancellor – Angel spoke to Bettyann Lichtenstein over the phone. She agreed under the conditions it not go through insurance. The initial meeting cost is $165 & then $150 an hour after that. Possibly also look into a lawyer. Sarah Oudman knows a man named Adam & she was going to send his info. We need a policy to post in regards to using the Chancellor on VBHPOA. Residents pay. If residents know they have to pay maybe that’s incentive to work issues out. Cecelia confirmed to Angel by text that her husband Luke would volunteer to act as Chancellor. Rob Horning gave the number of his friend Bernie Doyle as a possibility however Bernie is not interested at this time via his text to Angel.

**New Construction**

Weather delays on the model but should be ready by May. Builder (Rich) purchased a lot. Vacant lot approvals moving forward by end of April – more to come next month.

Utilities need to be located & cleared for new construction. To request – call 811 first. Have surveyor mark utility lines. Lot lines have to be provable. If the fence not on the lot line then maybe go back to 3’ from line (as built surveys are expensive). Survery points at corners.

**VARC**

People are actively interested in solar panels this year. Finer points were added to the design code update.

The 10K (check or bond, either are ok) is pretty significant according to Tony Putman. Maybe lower it in the future?

**Maintenance Position**

A written description of the maintenance position performed by Bob Bernahl was requested just to ensure tasks are being covered. Originally agreed as $50 biweekly fee but Bob hasn’t submitted invoice for the things he’s actually done in the past month or so. He’s not just getting checks sent out without merit.

Odd & Ends

Sarah Oudman will have by next newsletter a write up for using Tri Park. Also majority can approve the newsletter that Mary Nolan puts together. Angel now has access to the Squarespace site, Melissa Hamilton passed that torch.

Research new irrigation people, system needs trouble shooting (not Down to Earth as noted at the January meeting)

Contract from Permagreen is needed. Did a contract get signed? Check on that 2 came back in September. Just a Tri Park version & then a whole years version ) as Davids wants them to do it the fertilizing & lawn stuff.

Movie Nights to try to schedule volunteers in advance for the season instead of month by month begging

**For the Good of the Order**

Village Land Co is getting ready to sell a triangular plot of land near the entrance. South of the Harbor Way alley. It’s zoned commercial currently. POA should discuss buying it to be used for parking. Get simple majority of the association. Liability insurance, get variance, pave, etc (not a simple matter)

**Meeting adjourned at 8:24pm**

Post meeting standing around it was mentioned Lisa Toby at 1st American handled the financials & we should get monthly updates

**Reminder:**

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VBHPOA.com