VBH POA March 10, 2022

Traditions Clubhouse

Meeting Minutes

* Meeting called to order at 7:06pm & Angel Bernahl was the note taker.
* In attendance was The Oudmans, The Putmans, Tracy Tomak, Loretta Bernahl, Rob Horning, Erin Childtess, Cecelia Kosnik, Nick Scalise, Mary Nolan, & Angel Bernahl
* Luma Grass Irrigation will be our new company. April 1st usually starts their season unless its consistently staying above freezing. Chris is the contact. Well be getting a full startup which includes the troubleshooting that was needed.
* David’s was contacted about the contracts. They will not be handling fertilization anymore, that falls under Perma-Green. Carrie is updating David's contracts to reflects such.
* The Community Garden will be available until end of August, after that its at your own risk. The future site will possibly be in the new park but water will need to be provided.
* Monument sign easement, the lighting will be reangled to not blind people at night. FYI those lights belong to the POA. Rob Horning had an idea using PVC pipes.
* The wedge sign, POA funds to get a permanent sign. The wedge sign is temporary and will be taken down when the Village is fully built out or when someone buys the lot it is on. Village Land Company is in the process of establishing a sign easement. VLC is offering to dedicate the sign easement to the Village in Burns Harbor Property Owners Association Inc. All 3 board members agreed on accepting the dedication of the sign easement to the association for control NOT the land owner. The POA will pay the survey & legal fees for the easement. $1400 was the quote from DVG Survey. We the POA agree to pay from the operating fund.
* VARC updates: solar panels have non glare objective metric – working on it. Tracy Tomak spoke at length about her previous history with solar panels & her current efforts. The fence on Village Sq issue was given a special exception at the recommendation of the VARC, by a vote of the POA board. The POA is to pursue utility easement with Nipsco. If there is any other off easement it’ll be documented & Nipsco to recognize it.
* Talk of the alleys & horrible drainage with standing water in low spots. Neighborhood was designed to go to streets. There would be guidelines for irrigation but a targeted rain garden along the alley with French drains to a sand layer brought up. It would be at your own risk because of easements. Google it but you’d be digingt7-9 feet down. Filling with rocks & geofabric. The town handles the alleys FYI. There should be a long term plan to work together. The town needs to be approached. Someone should pass through connections, go to town meetings. Get a petition going, be the point person. Shirley Hines Trust might have plants in the future. Save the Dunes did Chesterfield Ave so maybe they could help too.
* Sarah mentioned a grant up to $10K from Indiana American Water however it concludes end of March.
* Erin Childress inquired about the pool for upcoming summer. Traditions owner John Hicks is firm on no. The apartments are full & it’s not big enough as it is for their residents. It was also said he told someone else they don’t need the revenue anymore with the apartments being full.
* Cecelia inquired about a future basketball hoop\court for older kids in the new park or possibly the grassy area of playground park.
* The Oudmans will eventually be listing their home for sale.
* Meeting was adjourned at 8:29pm