VBHPOA July 14, 2022

Traditions Clubhouse

Meeting Minutes

In attendance Angel Bernahl, Rob Horning, Jason & Tony Putman, Loretta Bernahl, Jeff Freeze, Luke & Cecelia Kosnik, Beth Bondi, Chuck & Sara McKinney, Wilbur & Sarah Oudman, Mary Nolan, Chris Clark, Melissa Hamilton, Nicole Hipp, Tracy Tomak, Myra Allen, & Kami Fox

Call to order7:03pm June minutes approved as amended

Estimates for Tri Park irrigation needed. Over the next 2-3 weeks Chris Clark volunteer to water as needed. Jason will also get quotes for the irrigation since he's looking for some for the model. 5 years ago, it was a $30K quote for Triangle Park

Pre-lit & unlighted holiday décor options to be priced out as we need new. The old smells moldy & some was discarded last year.

Jeff Freeze summarized the Zonder fence violation situation. Perhaps a small financial recourse as consequence, also a document signed saying you are responsible in the future and you are aware of the violation. Utilities have the right way in the future. There needs to be a consequence. Propose to the town VARC approval needed in the future. We need to document this outcome & have it go into VRC one drive and copy the homeowner. Sara McKinney inquired about revision of the fencing requirements. Rob explained the state line of sight law. It's in the design code with PED. Chris Clark asked what is going to be the final decision of the board on this matter. We're going to see if our chancellor can speak with Ms. Zonder in person & have a final decision made after that conversation.

Tracy inquired about a cap on how many homes could be rented out. There is no limit in place.

Jasons proposal of a Village Event Planning Committee or VEPC. A minimum of 3 but ideally 4 or more volunteers. POA would help oversee. A written standard operating procedure for each event with budget based on prior years. A preferred vendor/supplier list who would carry insurance & have a registered company. We can add in more than quarterly meetings as needed. There has been a prior version of a social committee in the past. Cecelia expressed concern on not getting enough volunteers for a VEPC & Angel agreed. Jasons proposal included quarterly POA meetings instead of current structure of once monthly January – November as low attendance, quarterly could increase attendance. VEPC would work like VARC.

Jason also suggested VARC meetings with the builders might streamline the process’

Jason Putman noted the plan to keep the model for 2 – 3 years. It will be staged soon. The model could be used for his proposed VEPC. Late 2022 or early 2023 the next phase will begin. Phase 5 has a park going in.

Look to poll residents about our own clubhouse. There’s lots of interest in our own pool too but much would go along with why not feasible. We should contact Traditions to be 100% that no more use of pool/clubhouse. Jeff suggested that the old way isn't likely to work. POA would need to become a member & handle The Village memberships as we would have recourse of our members.

See by August if any volunteers for VEPC. Angel to put out a post in the facebook group & Mary will include in newsletter.

Time for POA board 2023 nominations: mail out by end of August or September

If builders are in arears, they should no longer receive the courtesy reduction of assessments

Reminder the next event is August 13th, the pine derby & ice cream social followed by a movie in the park. Matt & Erin Childers are running the derby. If you still need a car contact [Erin130@hotmail.com](mailto:Erin130@hotmail.com)

The Flores Family will be heading up the movie.

Chuck brought up issues with lot maintenance as far as weeds & mowing goes. Should be a code kept to of a minimum once monthly

Meeting adjourned 8:32pm