**Minutes of August 24th, 2023 VBH POA Meeting**

Meeting called to order at 7:00 PM CDT

Board Members present: Rob Horning, Jason Putman, Luke Kosnik

* Update from VARC/VEPC/Chancellors
  + VARC
    - Changes/Updates to Design Code
      * Any time these are made, a summary needs to be included in the newsletter so that residents are informed of the changes. Updating the form on the website (www.vbhpoa.com) is not enough.
    - Common email ([arc4vbh@gmail.com](mailto:arc4vbh@gmail.com)) and log-in info needs to be shared with all current members of VARC – Matt Childress and Tony Putman not getting anything
  + VEPC
    - No movie night last time because set-up volunteers had an emergency
      * Need more folks to volunteer to help with these movie events
    - September event moved from 16th to 17th 12-5 PM CDT, “Bounce & BBQ”
      * Bounce houses will be supervised with waivers required, wristbands will confirm waiver completion
      * Kids can attend without parents if waiver is completed by parents prior to the event
    - October 14th “Fall Party”
      * Soup contest w/ prizes awarded
      * Tent with table and chairs
      * Pumpkin/gourd decorating (please don’t arrive in costume, so they don’t get ruined from the paint etc.)
        + Pumpkins & gourds will be purchased from Mary’s dad’s farm
      * Halloween BINGO & other themed games
    - November 11th “Village Decorating Party”
      * Decorate the neighborhood for the holiday season
      * Pizza & beverages after – like Spring clean-up
      * May need additional budget for plastic greenery – will ask Board for any expense above budget
    - December 9th “Holiday Party”
      * Carriage Rides
    - December 16th
      * Cookie Exchange – see newsletter for sign-up
        + Open house at Loretta’s 1-3 PM CDT
        + In-person attendance not required, can send cookies and receive plate afterwards if you cannot attend
  + Chancellors
    - No update
    - All prior issues are resolved
* November meeting
  + Date: Luke not available 11/9
  + Board agreed to reschedule to November 2nd
  + Portage Library availability needs to be confirmed with 1st American
  + There was suggestion to continue use of Traditions Clubhouse, or use Putman Builders’ Model Home, or another venue in closer proximity to The Village
    - Traditions Clubhouse is no longer available for use to Village Residents
    - Putman Buidlers’ model home may cause conflict of interest/liability issues
    - Most other venues near The Village would require a fee – whereas the Libraries are free
* Update on discussions with Traditions regarding Village memberships to Clubhouse/Pool/Gym
  + Legal action not viable as no record of written agreement
  + Traditions has asked about use of the pond – we replied that they are not allowed to trespass until we come to amenable solution regarding use of clubhouse/pool/gym facilities
  + Need to check website and change if necessary
* Pond
  + Lake & Pond Biologists service continues, including cattail treatment
  + Minnows purchased for local pick-up (Portage area) set for 9/23/23 (Saturday)
    - May need assistance (pick-up truck)
* Entrance Assets
  + Pillars
    - Original Builder quotes $11k for complete re-build ($9k for pillars and $1k each for top pieces)
      * Physical inspection conducted on 8/18 showed signs of significant and internal water damage
      * Any tuck-pointing should have been done about 10 years ago, too late now due to internal water damage
      * Estimated 2-3 years of life left for current structures
      * Suggested to contact sign companies for alternative to pillars
    - 1st American also sourcing other bids
  + Lights
    - Work order placed with 1st American maintenance crew to fix/replace light at West post (inlc. inspection of flag post lighting)
    - Alternatively, lights could be included in new pillars or signage
  + Flag
    - Signed up for mailing list with staff changes (as recommended by BH Police Dept.)
  + Signage
    - Dependent on outcome with Traditions
    - Need to confirm whose property each sign resides on
    - Sign on West side of entrance
      * Putman Builders discussing with Village Land Company for transition of ownership – more to come
      * Putman Builders would turn over ownership of sign to POA after finished building
    - Sign on East side of Entrance
      * Traditions advertisement only
    - Small Traditions contact information sign on East side and further North on entrance
* Expand Board by 1-2 positions, hold election
  + 1st American confirms that elections can be held at any time for any number of members, but would require official election so that all members are involved
  + Due to proximity to Annual Election timing, Board has decided to postpone additional Board Member creation until the upcoming annual election
  + Board has approved increasing Board positions from 3 to 5 Directors for the upcoming annual election
  + Need summary of process from 1st American and to start communicating same to residents
* Generic email address for Board – now set as [vbhpoaboard@gmail.com](mailto:vbhpoaboard@gmail.com)
  + Suggest that other groups do same and include in Newsletter
    - VEPC, Chancellors, VARC (already done – arc4vbh@gmail.com)
* Pest Services
  + Who does mosquito control? When does it start, etc.
    - Town Council replied that they do not have any treatments scheduled
  + What can be done for Gazebo columns – birds/insects deteriorating
    - 1st American has gathered one quote, waiting on additional
  + Chipmunk/Rabbit control?
    - Too difficult to define treatment areas and restricting treatment to common areas would be ineffective – this is something residents will have to sign up for independently
* Triangle Park Sprinkler System
  + Hess irrigation at $2k was lowest bid – work has been completed and system is set to water M, W, F, from 3:00 AM to 6:30 AM
    - Control box is located next to the meter
* Playground Park
  + Rubber mulch for playground area – in discussions for bids on material and install with 1st American
  + Signage & Drinking Fountain – 1st American requesting preferences for number of line items and content of text
    - Board decided to postpone progress on these items as they are unnecessary and likely costly
  + Garbage in parks and common areas becoming an issue – need to remind via newsletter – check into regular service with containers
  + Parkway Trees need to be pruned – maintenance company or Town responsibility?
    - Street department has trimmed them in the past
* Pumpkins/Gourds from Mary’s dad? – see above for VEPC update
* Reminder to trim tree limbs, sidewalks need 7ft height clearance
  + Justin’s Tree Service to clear Gazebo tree limbs, and requesting quote for stump removal of tree along entrance that was lost to storm
    - Need to request same for Triangle Park? (see Parkway Tree notes above)
* Association Member Comments
  + Weed & grounds control needs to be one better – Yard Sharks not doing good enough
  + Any new members should be referred to Loretta for welcome basket and inclusion on newsletter mailing list
    - Putman will also help notify