

Tuesday, January 5th, 2016 VHHA Meeting Note

Present: Ross Nigro, Joe Lewellen, Bill Munninghoff, Ben Lizak, Anne Parelkar, Steve Stoecker, Kevin Fallon, Steve Lampone, Beth Sullivan

Absent: Steve Emke and Cathy Stoetzer both excused

Bill asked Joe about the Annual Meeting Minutes and he reported still a work in progress and will be available in the future for Board review and a vote of approval.

Beth made a motion to approve the expansion of the Board as voted and passed at the Annual Meeting, and seconded by Ross and it passed unanimously.

New Business:

Bill led a discussion regarding the future schedule of Board meetings. Topics discussed included is the first Tuesday of the month still a good format, is it necessary that we meet every month? It was agreed that we would continue to take the months of July and December off. Bill said that if an upcoming monthly meeting wasn't particularly warranted he would send out an email notice to the Board for a possible group decision to skip an upcoming scheduled meeting or the necessity of rescheduling to an alternate date. Bill conveyed to the group that he thought it would be excessive in the future for him to report on every resident complaint that had been addressed and resolved the month prior. As a time-saving feature moving forward he will attempt to expedite our meetings on the main core issues. Articles for the Spring Newsletter are due Feb. 17th.

Director Reports

Steve Stoecker – Treasurer Report attached and archived online in the Zimbra email account folder. The current delinquencies for 2015 were distributed. Joe had sent him a current email list of residents and it appeared 25 of the 64 delinquencies would be available for an email notice. Kevin has since prepared a delinquency letter that was distributed later in January and did have some success. The Board approved filing liens on 3 homeowners who are 2 years in arrears, and filing suit on 3 homeowners who already have liens on their homes who are 4 years in arrears. The authority is vested in the original home owners' declaration. Steve S motioned and Ben seconded all were in favor.

Beth Sullivan - She is not looking to make any quick moves on vendor changes but she is currently reviewing the situation with Cameron at Monarch and going to meet with him this month along with possible Arbor Masters side projects. The Christmas wreaths will be coming down this week and she would also like to purchase a 35 gallon SUV friendly container for ease of watering recently planted landscape along with the purchase of a hose. The cost will be absorbed in the existing budget. Watering regularly is a critical component of the landscape projects and has to be convenient and sufficient. She will be organizing volunteer planting crews this spring. There are three particular monuments that will be of focus this year.

Ross – Titan Security updates attached and archived online in the Zimbra email account folder.

Anne - Report attached and archived online in the Zimbra email account folder.

The annual meeting at Avila was a big success with wonderful reviews. There is a weather delay date set in place for the Easter Egg Hunt. Bree Fallon set in place to direct the event in lieu of her upcoming delivery.

Steve Lampono- Erica has reported that the trail has been completed along with the backfill. The grounds have been seeded once and will again in the spring as needed. All the repairs to the sidewalks that were damaged have also been repaired. The condition of the dam has been reviewed by the engineering department and is not in imminent failure by any means. The pre-bid has been set which will include a new sidewalk across the top walkway along with the replaced railings. The surface will be treated with some type of slip resistant material.

Ben – Two ice treatments in December were ordered and he conveyed that the RPM vendor can be heavy-handed to make hard decisions early on in an upcoming weather pattern. He has been talking with Crossroad Construction which provides treatment and snow removal for Foxcroft and Bridlespur and has confirmed references and pricing as being extremely favorable. Ben motioned for an approval to try them for the next two or three events and Steve L seconded and it was passed unanimously

Joe has been receiving & answering emails, communicating & updating information, forwarding along to responsible parties and copying to those of interest. He will make notice; collect and organize the advertisers for the upcoming Spring Newsletter and distribute the issue by email when ready.

Steve L motioned to adjourn 8:05pm, Beth seconded and approved.