

**VOF Board of Directors Meeting 2/14/2019**  
RideOut Elementary School Media Center

The meeting was called to order at 6:00pm. Present were Rebekah Shively, Diane Branaugh, and Cindy Deger; Kathy Melton represented the CAM Team. A quorum was present.

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**Resident Input: None**

**Approval of Minutes – Tabled.** Minutes from January 10, 2019 will be approved at the next meeting.

**Director Reports:**

Diane Branaugh reported that the ponds were treated and are in good shape. Pond 4 was treated for algae. Pond 3 was treated for weeds. Dye was added to Pond 5.

Cindy Deger did not have a report, but commented that she is interested in getting the history of the dock and getting the paths cleared. A suggestion was made to contact the Clay County Historical Society.

Rebekah Shively is trying to find a contractor who can grade the hill along Fireside Drive. A civil engineer looked at the area bordering Ridaught last fall. The Board discussed possible solutions to the erosion issue including a staggered swale, installing drainage, and/or putting in a retaining wall. Diane Branaugh will contact David DeLarm to discuss this area, along with several other drainage issues in the community.

**Financial Review – Kathy Melton, CAM**

Balances as of January 31, 2019:	Operating	\$215,741.75
	P&D Reserves	\$140,606.96
	Gen Reserve	\$ 37,507.77
	B-Walk Reserve	<u>\$ 49,058.39</u>
	Total:	\$442,914.87

The loan balance is \$173,760.72. The Board approved making a one-time lump sum payment of the additional monies budgeted to pay down the loan.

The fund balance will be used to offset two expenditures that should have fallen in fiscal year 2018: a fountain repair and electrical repair of the lights at the entrance. Adjustments will be shown on the February financials.

To date, 71.89% of homeowners have paid their 2019 assessments. Reminder statements have been sent.

The Board approved sending 3404 Chimney Drive to the attorney for continuing violations.

**Old Business:**

**TLC Lawn Issues –** A TLC mower got stuck in a ditch and damaged the turf area. To date, TLC has not made repairs. Management will contact them. The Board discussed soliciting bids for the lawn care contract.

**Area Bordering Ridaught/Drainage Update** – Discussed under Director Reports

**New Business:**

**ARC Interim Leadership** – Jason Beasley, ARC Chairman, has resigned due to work commitments. A motion was made by Rebekah Shively to appoint Diane Branaugh as the interim ARC Chairman. Cindy Deger seconded. None opposed and the motion carried. Management will set Diane Branaugh up in the online system, and provide an additional sign-in for the Board with read only access.

**Board Member Recruitment** – Additional Board members are needed. Four homeowners have expressed an interest in joining the Board but none were in attendance at the meeting. A post will be put on FaceBook requesting additional volunteers for the Board and for the ARC Committee.

The Board discussed officer positions. The officers are:

- Cindy Deger, President
- Rebekah Shively, Vice-President/Secretary
- Diane Branaugh, Treasurer

All business being completed, Rebekah Shively made a motion to adjourn. Diane Branaugh seconded. None opposed and the meeting was adjourned at 7:48pm.

*Rebekah Shively*  
*3/14/2019*