

**VOF Board of Directors Meeting 1/10/2019**  
RideOut Elementary School Media Center

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

There have been some recent changes to the Board. Chuck Francisco resigned after the Budget Meeting in November. Chris Tyler resigned after the Annual Meeting in October. Jim Link will be stepping off the Board after the close of the meeting tonight. Board members are needed as there will be only three (3) members left.

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**Resident Input:**

A resident asked about what needed to be done to remove a tree. The ARC process was explained and an ARC form will be mailed to the homeowner.

**Approval of Minutes:**

Jim Link made a motion to waive the reading and to approve the minutes from the November 8, 2018 Budget Meeting as written. Diane Branaugh seconded. None opposed and the motion carried.

**Director Reports:**

Diane Branaugh reported that the ponds have been treated and are in excellent shape. Lake Doctors has increased their monthly fee by \$15.00. The Board approved the increase.

Jim Link reported on the financial condition of the Association. The balances as of December 31, 2018 were:

Operating	\$121,404.35
P&D Reserves	\$132,140.91
Gen Reserve	\$ 37,504.58
B-Walk Reserve	\$ 49,054.22

The paving loan balance is \$178,058.12. Dues were increased to pay down the paving loan. The Balance Sheet gives the true picture of the health of the Association. Net equity at the end of the year was \$10,504.24. There was a surplus of income over expenses of \$14,547.86 as of December 31, 2018. There is work still to be done on the fountain, but the new Board can decide whether to carry the funds over or move them to reserves.

**Old Business:**

**Revitalization Inventory** – A baseline of what is currently on each property in the community still needs to be completed.

**Area Bordering Ridaught** – Grading and landscaping is needed. Rebekah Shively will work to gather more information on this.

**Street Signs** – Signs in the neighborhood need to be replaced.

Clay Electric offers lightning protection, however this item has not been researched.

The fountain is turned off due to a broken water line that feeds the fountain.

**New Business:**

**Towing Responsibility** – Chris Tyler has handled towing in the past. As he has resigned from the Board, Diane Branaugh will take over responsibility for towing in the interim. Volunteers will be recruited to help monitor parking issues.

**Board Secession** – Two residents have expressed interest in the joining the Board: Joe Asturi and Ernie Dukes. Responsibilities of Board members was discussed. Ideally, Board members should be elected at the Annual Meeting but there is never a quorum present. Board members must be in good standing with the Association. There are vacancies on the Board so the remaining Board members will make the decision as to who to appoint. The matter was tabled until the next meeting as Cindy Deger was not in attendance.

Jim Link announced that he is resigning from the Board effective at the adjournment of the meeting. He is available to assist during the transition.

All business being completed, Diane Branaugh made a motion to adjourn the meeting. Rebekah Shively seconded. None opposed and the meeting was adjourned at 6:50pm.

3/14/2019  
Rebekah Shively