

**VOF Board of Directors Meeting 3/14/2019**  
RideOut Elementary School Media Center

The meeting was called to order at 6:01pm by Cindy Deger, President. Present were Cindy Deger, Rebekah Shively, and Diane Branaugh; Kathy Melton represented the CAM Team. A quorum was present.

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**Resident Input:**

A homeowner asked if anyone had more details about a post on the unofficial FaceBook page concerning cops in the neighborhood. A homeowner who attended the CCSO NET meeting earlier in the week shared that it was reported at the meeting that nothing significant has taken place in this area over the last month.

**Approval of Minutes** – A motion was made by Rebekah Shively to waive the reading and to approve the minutes of the January 10, 2019 Board of Directors meeting and the minutes of the February 14, 2019 Board of Directors meeting as written. Cindy Deger seconded. None opposed and the motion carried. The minutes will be posted on the community website.

**Director Reports:**

Diane Branaugh reported that the ponds have been treated and are in good shape going into spring. Pond 5 has some growth in it and is being monitored.

**Financial Review – Kathy Melton, CAM**

Balances as of February 28, 2019:	Operating	\$237,890.14
	P&D Reserves	\$117,778.53
	Gen Reserve	\$ 37,510.64
	B-Walk Reserve	<u>\$ 49,062.15</u>
	Total:	\$442,241.46

The loan balance is currently \$138,155.11. The one-time lump sum payment of \$31,288.79 that was approved by the Board at the February meeting has been made.

To date, 85.5% of homeowners have paid their 2019 assessments. Reminder statements have been sent in February and March. Collection letters will be sent next month.

**Old Business:**

**TLC Lawn Issues** – TLC has repaired an area where their mower got stuck in a ditch and damaged the turf. Trash cans at the entrance and at the dock are not being emptied regularly. Management will contact TLC. The Board tabled discussion on whether to solicit bids for landscape services for another month.

**Area Bordering Ridaught/Drainage Update** – A quote was received from David Delarm to address four separate drainage issues.

- Proposal 1 - Area Bordering Ridaught – Cost to install a 300' retaining wall - \$33,000.00. Diane Branaugh and Cindy Deger met with the contractor onsite. The wall would be constructed of 6"x6" treated lumber. David DeLarm recommended putting in grass initially to make sure that the area is stabilized. Irrigation would not be extended to the area. Joe Asturi, a homeowner, said that he could provide a quote to install a decorative concrete wall at a significantly reduced cost. The Board will meet with Joe Asturi next week. The matter was tabled.

- Proposal 2 – Additional clearing and clean-up of the drain easement swale behind Night Light Court - \$400.00.
- Proposal 3 – Lower the overflow pipe from the main drain off of Fireside Dr. and lower the existing hole into the drain structure so that water can flow to the drain and eliminate constant standing water - \$800.00.

Rebekah Shively made a motion to approve proposals 2 and 3. Cindy Deger seconded. None opposed and the motion carried.

- Proposal 4 – Backfill and install course aggregate around an 18” galvanized pipe on the lower side of Fireside Drive that is experiencing a severe washout - \$950.00. A homeowner suggested that flowable fill should be used. The matter was tabled until David DeLarm could be contacted.

**Board Member Recruitment** – Board members are still needed. Several homeowners have indicated that they are willing to join the Board but were not in attendance. Management and the Board will reach out to the interested homeowners and ask that they attend the April meeting.

**New Business:**

**ARC Guidelines** – Diane Branaugh attended mediation with Attorney Sean Murrell concerning an ARC issue. Several issues came to light and Sean Murrell has made recommendations to the Board to improve the ARC process going forward. The Covenant Revitalization Letter sent out in January 2018 was a good first step.

- Deny versus On Hold Status – An incomplete ARC submission should be denied versus being put on hold. Management will contact the homeowner via US mail to let them know that their project has been denied due to missing information. The ARC request will then have to be resubmitted once all of the information is available.
- Consistent with Declaration – The ARC Committee needs to revise the ARC Guidelines that were adopted in 2003 to be as comprehensive as possible so that everything is in writing, including acceptable paint colors. The guidelines must be consistent with the Covenants and Restrictions. The guidelines will be reviewed by the attorney once completed and then will need to be approved at a noticed Board meeting.
- Remove Subjectivity – The ARC Guidelines need to spell everything out so that subjectivity is eliminated.

A baseline inventory of what is currently on each property in the community still needs to be done.

All business being completed, Rebekah Shively made a motion to adjourn. Cindy Deger seconded. None opposed and the meeting was adjourned at 7:25pm.

Approved by Board - 4.11.2019  
Kathy Melton, CAM