

Village on the New Property Owners Association Meeting Minutes

May 23, 2015

The annual meeting of the Village on the New Property Owners Association was called to order by President Chris Miller at 10:20 a.m. on Saturday, May 23, 2015.

Attendees were as follows: Doyle Brown, Patty and Pat Croghan, Angie and Don Cross, Randy Hanson, Ann and Gert Hood, Claire Hubble, Myra and Roy Little, Chris and Beth Miller, Scott and Janice Mykleby, Pepev and Jobie Rivera, Bob and Babs Sutton, Pam and Jim Tapp, Susan Williams, and Amy and Tom Willis. Eighteen proxies were received.

Chris welcomed everyone to the meeting and thanked Roy and Myra Little for hosting the meeting again this year in their lovely home. He then asked everyone to introduce themselves and tell a little bit about themselves.

Roy Little made the motion to accept the May 17, 2014 minutes as mailed. Jim Tapp seconded the motion. The motion carried.

Treasurer Jim Tapp passed out copies of the Association's Financial Report. He reported that all property owner dues had been received. Jim explained the report and also the listing of additional expenses for the remainder of 2015 that are a very high priority. Beth Miller made the motion to accept the Financial Report as presented. Doyle Brown seconded the motion. The motion carried.

Old Business

- Last year VON officers were asked to meet with the officers from Canaway to work on improving relationships between the neighborhoods. As a result of these discussions, Chris shared information about a working relationship. After some discussion, and on a motion by Roy Little and seconded by Jim Tapp, it was decided that we will have an informal agreement to exchange gate codes, with access through both neighborhoods and Canaway would have access to our commons area for canoe, kayak and tube launching only. Roy Little made the motion to accept this informal agreement and for Chris and Jim to work with the folks in Canaway in accepting this agreement. Jim Tapp seconded the motion. The motion carried.
- Road Maintenance: Bill Gates and his committee secured information regarding the paving of our community's roads. The estimates received indicated that repaving the entire development would cost over \$300,000. Because it will take a very long time to increase our road account to reach that amount, Bob Sutton made the motion to increase property owner dues for 2016 to the maximum 10% amount. Babs Sutton seconded the motion. The motion carried with one opposition. Therefore, dues for 2016 will be \$429.00 per lot.
 - Discussion of the different Phases (I,II,III) of our community led to a motion made by Bob Sutton that funds be made available for a lawyer to look at our By-Laws. Randy Hanson seconded the motion. After much discussion, Bob Sutton rescinded his motion.
 - After more discussion Roy Little made a motion to create a committee to contact the 64 lot owners alerting them of the road situation and sending a survey to get their input and to inform them of any recommendations for a long range plan that the committee will propose. Bob Sutton seconded the motion. The motion carried. Roy Little will chair the committee that will include Bob Sutton, Scott Mykleby and Jim Tapp.

New Business

- Jim Tapp reported, in Bill Gates' absence, that Bill requested that the foot bridge on the nature trail is in dire need of repair. Jim Tapp made the motion to name Bill Gates chairman of the committee to repair the bridge. Claire Hubble seconded the motion. The motion carried.
- Land Acquisition: Chris reported that the land on the left side of the entrance and extends to where our common area begins and has been for sale, now has a buyer. We do not own the almost 8 acres in question, but according to the recorded property deed, the VON Association has first refusal. The contract offer is \$21,000. There was a lot of discussion on what to do to and how to save property owners' investments. Beth Miller made the motion to purchase the property by using enough money from the VON Road Maintenance Account to buy a CD from Yadkin Bank, which would serve as collateral for the loan. Bob Sutton seconded the motion. The motion carried. Chris Miller and Jim Tapp were authorized to carry out all the necessary negotiations with the realtor and Yadkin Bank for completion of the purchase.

Other Concerns:

- Bob Sutton inquired about what insurances covered property damages due to short term or long term renters. Chris reported that any damages to the property owners lot/house was covered by the property owners' homeowners insurance. Bob also stated that the private road leading to his house was being damaged and he was getting ready to repair the road but did not want to if renters were going to abuse the road. Chris said that he would talk to the realty company to make sure they know and to make sure the renters know not to use the private road. Bob and Babs will give Chris something in writing, from them, to give to the realty company,
- Claire Hubble had a concern about speeding traffic by her house. The Association will purchase a speed sign for that area.
- The gate code will be changed June 1; the new code will be 1983.
- Babs Sutton thanked Chris and Jim for all their "leg work" regarding the property for sale.
- There was discussion regarding road issues. Property owners were asked notify the officers of any problems they observe.

Election of Officers:

Present officers were re-elected, with the exception of the office for Vice President. Don Cross did not want to continue as Vice President. Beth Miller made the motion to elect Claire Hubble as Vice President. Roy Little seconded the motion. The motion carried. The officers for the next two years are: President – Chris Miller, Vice President – Claire Hubble, Treasurer – Jim Tapp and Secretary – Pam Tapp.

There being no further business, the meeting was adjourned. Next year's meeting will be Saturday, May 28, 2016.

Respectfully submitted,

Pam Tapp, Secretary

**Remember: Gate Code
will be changed
June 1 to 1983**