

Under beautiful blue skies, the annual Village on the New homeowner's meeting convened at 11:00 a.m. at the picnic shelter in the common area on Saturday, May 7, 2005.

Attending: Donna and Darrel Hamilton, Jeanine and Roger Bieberich, Mary Jane and Doyle Brown, Amy Scurria, David Liput, Dave Heffner, Liz and Bo Bowman, Chris Taylor, Kathy and John Brown, David Ashley, Judy and Dan McConnell, Mark Schanback, Nancy Shoemaker

An Income and Expense Statement was distributed. With one exception, all assessments have been paid. The one exception is resolving an issue with a closing statement.

Annual assessment of \$200 a lot is due and payable immediately. Under By-laws of VON, delinquent payment of assessments (one month) will be assessed with fines determined by the Board of Directors if payment is not received by June 1, 2005.

****Annual lot assessments of \$200 will be due January 1 of each year going forward.**** We have been collecting assessments at the annual meeting, but tax requirements and expenses are needed to run on an annual calendar basis.

Lawsuit: Dan McConnell explained the particulars of the settlement of the lawsuit against Eric Hunter. The common area in question resulted in the VON Homeowner's Association receiving 6.327 acres (area that has been mowed surrounding picnic shelters and property in front of the fence to the river and following the river down to the turnaround point on Village on the New Drive). In addition, Lots 50 and 80 are common space as well as the walking trail. Eric Hunter retains title to the remaining acreage (7.973 acres) in the "bottoms" which goes from the picnic area up to Bill Bledsoe Road and to Roan Creek and Village on the New Drive. This area is restricted to horticultural use, should E. Hunter wish to sell this property, the VON Homeowner's Association has first right of refusal, also a memorial to Frank Colvard may be placed in the park area with review and approval of the VON Architectural Review Board (ARB). An owner stated that Eric Hunter is listing his property for sale.

Dan McConnell thanked the lot owners who participated in the lawsuit as party plaintiffs, saying the lawsuit could not have been concluded in the manner it did without their participation. All fees to the McElwee Firm have been paid out of the homeowner's association account at this time. As agreed at the July, 2004 meeting, the cost of the lawsuit has been divided between the association and the party plaintiff lot owners. The lot owner's portion is \$61.17 per lot. This is now due and payable to the VON Homeowner's Association as a special assessment.

Entry:

Darrel Hamilton reported the stone walls have been moved so that a 45' truck can now make the turn into the village. Gravel has been placed in the turning area. Mike Reed, 130 Noel Dr., Jefferson, NC 28640, who is the electrical contractor has all the parts for completing the gate installation. Darrel is following up on getting the installation completed. Darrel is also investigating buying a quantity of openers for lot owners to purchase.

Mowing: A contract was issued to Kevin Brown, Timbercreek Landscaping, to maintain the grass at \$725 a mowing. The area is mowed as needed, so a drier summer has fewer mowings than a wet summer. Mr. Brown is a landscape architect.

All construction is subject to review and approval by the Architectural Review Board (ARB), prior to obtaining a building permit. New lot owners should be given the VON bylaws, covenants and ARB guidelines at their closing. If an owner needs copies of these documents, please send a check for \$10.00 to Dan McConnell, 2115 St. Mary's St., Raleigh, N.C. 27608 and they will be mailed to you.

Tree Cutting: Some questions had been asked about trees being cut on property. It is stated in Section 5.14 of the Covenants that a "trees and vegetation may be removed from the area of the actual homesite on a lot and the area consisting of 50' from such actual homesite without the prior written consent of the ARB, so long as such removal is reasonably necessary for construction of the home and/or the creation or preservation of a reasonable mountain view corridor".

Road Maintenance:

The VON Homeowner's Association is responsible for the maintenance of roads in the Village. Homeowners/Builders will be held responsible for damage to the roads during construction/maintenance of homes. All roads in the Village are now paved except for Parkview Drive. David Liput has agreed to work with the Board of Directors in determining the payment for the paving of this road.

The Architectural Review Board (ARB) will submit annually a new product's list which will fit under the guidelines for construction in VON. The ARB reported there have not been any additional plans for review since the last meeting.

The question was raised about hiring a professional management firm for the Village's business, but with no information on the cost, the subject was dismissed.

An owner raised questions about property lines. Dan McConnell responded that John Logsdon had advised that this was not a Homeowners Association issue. After some discussion, it was recommended the lot owner contact his title company.

Officers: New Officers for VON.

President: Doyle Brown Phone/cedarhofcaro@msn.com
Treasurer: Kathy Brown (no relation) Ksb02@skybest.com
Secretary: David Liput dliput@cadonmgt.com
At Large: Bo Bowman, Darrel Hamilton

Architectural Review Board:

Darrel Hamilton, John Brown, Liz Bowman, Doyle Brown, David Liput