

Meeting Minutes for VGHOA – September Meeting

Date: Monday, Sept 20, 2004

Time: 7:30pm

Attendees: Tony, Deb, Rick, Dave, Randy

Location: Tony's House

Items of Discussion:

1. Social Event: The Annual Party held on Sept 11th went well. There was a lot of participation from the Neighborhood. The party was within the budget previously set aside. The pool was open
2. Security Discussion of the pool area. Discussed the success of the cameras recently put into place and if they should continue going forward. It was agreed that this should be continued and possibly expanded. Rick and Tony will meet with a Security company to get estimates on the cost for additional security in the pool area, before the next meeting.
3. New Signs. New Signage was discussed as well as where to locate these within the parking area and playground. The goal again was to reduce problems that have been experienced during this past summer in the parking lot, pool and playground areas. The police have informed us that we need to have signs to enforce our rules. It was agreed that the signs would go in the parking lot in several obvious areas.
4. Issue was raised about allowing Home Owners to “work off” late fees, in lieu of payment. This was unanimously denied by the Board.
5. There was a detailed discussion and review of this years budget – and next years proposed budget. After reviewing the problems from this year and unanticipated expenses, along with potential new expenses next year, the Board is considering the possibility that HOA dues may have to increase next year. This has not been finalized, as we want to only raise dues as a last resort. Budget will be finalized in the next meeting in October.
6. Problems & issues from this year included:
 - a. Unexpected Pool Closures due to feces being found on a regular basis in the pool. This resulted in homeowners being disappointed and an increase in our costs for pool cleaning. (One potential culprit for this is potentially an animal who is marking his territory)
 - b. Vandalism as people were found to be climbing the pool fencing
 - c. Loitering in the playground and parking lot areas after dark – finding beer cans, garbage, and signs of drug usage – in the area.

- d. Lighting around the pool area and playground had been tampered with or broken.
 - e. Costs for Camera's to be installed in the Pool area.
7. Problems & issues we anticipate for next year:
- a. New Pool Requirements from the County regarding Chlorine system
 - b. Pool Covers – for both Summer and Winter. Rick will help get estimates on these costs.
 - c. Better Security System – to help ensure safety and more Pool access during the summer. (help eliminate the feces problem) This may include different cameras, lights, and vcr.
 - d. Randy made a motion to consider bids to substantially upgrade the pool system security, which may cost upwards of \$2K. This was seconded by Dave.
8. Dave Horton Submitted (2) architectural revisions for his home. One to change the color of the door and the other was to make revisions to his fence. Both requests were unanimously approved.
9. Discussion as to whether enough money is being accrued to replace Association Assets when they will need to be replaced. We are depleting Assets faster than we are accumulating reserves.
10. Finally, we agreed to meet again in October before finalizing the FY05 Budget.