

Village on the New Annual Meeting
May 18, 2024
Mt Jefferson Shelter at Ashe Park

Village On The New Annual Meeting was called to order on May 18, 2024, at 10:08 AM by President Becky Lowe. Secretary Winborne Gautreaux verified a quorum. 25 owners representing 22 lots were present. Becky introduced current members of the Board. She asked if there were additions or corrections to the 2023 Annual Meeting Minutes which had been available on the VON website. Kim McCarthy called for approval of the minutes. Verbal acclamation approved the minutes.

President's Report of major actions of the Board since the 2023 meeting.

A guardrail was installed along the upper curve of Crain Branch Lane.

The front gate was repaired.

The lights at our gate which are the responsibility of VON were repaired.

Blue Ridge Energy has been contacted by the Board about upkeep on the rest of the community lights and poles. Blue Ridge agreed to follow up on our request. Becky will contact them again.

Colvard Park Issues

The split rail fence in Colvard Park is in need of repair or removal. After a group discussion about the use and cost of the fence, Becky moved to remove the fence. Kim McCarthy seconded. The motion was approved by acclamation. Becky will contact Josh to haul off the fence when members take it down. Becky and Steve McCarthy volunteered to start the fence dismantling.

A discussion of the Colvard Park pier followed, David Hamm and others expressed concern about its safety and repair. Becky will place caution tape on the pier until a method of repair is planned.

Questions about the electric boxes at the covered picnic tables in Colvard Park followed. Steve Lowe reported that the electric boxes have never been hooked up. Connie Culbreth and Eric Mindel spoke in favor of using solar power to the pavilions.

Several members spoke about establishing a Maintenance Committee to assist the Board in these projects. In the past the Board has tried to recruit members for such a committee. Rick Wilson and Matt Mendat (electronically) expressed willingness to assist in establishing this committee.

Glenn Hood submitted a proposal to the Board to develop Colvard Park. Keith asked Glenn's permission to make it available on our website. Glenn approved and Eric and Keith will make it available. The new Board will explore Glenn's proposal in future meetings.

ARC Matter

Rick Wilson asked for a discussion of the recent ARC approval of a small trailer for one year on a construction lot. The owner/builder will spend nights there while he builds a new home. Donna Stinman, ARC chair, reported that pictures of the trailer show its small size. The ARC has specified its location on the back of the lot. She noted the difficult ambiguity of the

ARC guidelines. Rick and others discussed the complications and precedents that may arise from this approval. Several speakers inquired about revising our Declarations regarding “trailers.” Keith reported that changing our Declarations requires 67% owner approval. A discussion continued about the ambiguity of the ARC guidelines as to “trailers” on building lots. Jeff Billings inquired about the legal precedent of allowing this trailer. Rick reminded the owners that VON has an attorney on retainer whom the Board and ARC can consult. Eric Mindel and Keith Wilson suggested that the new Board and ARC can work to clear the ambiguous language in the ARC Guidelines and thus avoid the issue of anything other than utility trailers on building sites.

Treasurer’s Report

Keith Wilson, Treasurer, distributed copies of the COMBINED STATEMENT OF CASH RECEIPTS AND PAYMENTS for the year ending December 31, 2023. He noted the following 2023 year-end balances: General account \$28,022 and Road maintenance account \$122,514. He reported that annual dues and road impact fees are the major sources of revenue. He then reported that our major expenses, such as mowing, electricity, and snow removal are increasing. Our roads need repair, and the cost of our future road repair will outpace our road maintenance account balance. Keith distributed copies of the 2025 Proposed Budget for the Village on the New HOA. The 2025 proposed budget includes a raise in yearly Homeowners’ dues from \$519 to \$570. It also proposes an increase in the Road Impact Fee from \$1500 to \$2000 and for smaller projects from \$500 to \$700. Glenn Hood called for a vote on the 2025 budget. Kim McCarthy seconded the motion. The assembled lot owners approved the 2025 budget by acclamation. Several owners discussed the future need for an assessment to finance a major road repair..

Board and ARC Elections

Becky announced that Keith Wilson, Connie Culbreth, and Winborne Gautreaux are leaving the Board. She then read the names of owners who had agreed to place their names on the Board ballot to elect 5 new members. She asked for nominations from the floor. There were no additional nominations. She asked for and received a vote by acclamation. Becky Lowe and Eric Mindel will remain on the Board. The new members are Jeff Billings, Jennifer Hanson, Randy Killebrew, Kim McCarthy, and Kerry Stinman. The Board will determine its own officers.

ARC elections followed. Becky announced the names of owners who had agreed to place their names on the ARC ballot. The three members are elected each year. She asked for nominations from the floor. There were no nominations and she asked for and received a vote by acclamation. Steve Lowe, Donna Stinman, and Greg Tart will serve on the ARC for the new year. The ARC determines its own chair.

Introductions of New Owners

Mark Mendat and Randy and Shelley Killebrew introduced themselves. We welcome them and other new owners who could not attend.

The meeting was adjourned at 11:22 AM. A covered dish barbecue followed.

Respectfully submitted,
Winborne Gautreaux, Secretary