

Village on the New Annual Meeting

May 17, 2025

Russ Blevins Shelter at Ashe Park

Meeting called to order 10:13am by President Randy Killebrew

Secretary Eric Mindel verified that a quorum is met with 40 attendees representing 28 lots.

Members made quick introductions of themselves to the group.

Eric describes minutes from a year ago as being available in handouts and online on the neighborhood website. There are no comments to revise/edit. David Hamm moves to approve the minutes, Keith Wilson seconds. Motion passes with vote by acclamation, no nays

President's report by Randy Killebrew

- Unexpected weather made it a challenging year
- Storm impact and needs
 - Lots of cleanup has been done in Colvard Park to remove debris and restore the grade
 - Cleanup of road right-of-ways
 - Ice storm and high winds took down trees and limbs
 - The fishing pier had to be taken down because it wasn't permitted and couldn't be repaired
 - Picnic tables are missing due to flood
 - The Canawhay property clearcut next to Crain Branch Ln makes for a dangerous drop. Property owner plans on reseeding for erosion control. The 10 feet closest to the road way is undisturbed; should be safe to install a guard rail.
 - Our common trails need to be cleaned up, some has been cleaned up further at the lower level via a Bobcat to widen that lower trail and give better access for the other parts of the trail.
 - Everyone should be aware of their own properties – please keep them in good shape and free of debris and dangerous dead trees.
 - Riverbank at Colvard Park needs work.
 - Roan Creek has been cleaned up nicely from FEMA equipment; looks nicer today than before the hurricane.

- Snow removal will now cover all roads in the neighborhood.
- Colvard Park beautification. We want a good plan to envision what the neighborhood wants, TBD.
- Neighbors pitched in for an improved entrance appearance with mulch, wreaths on gates, and plantings.
- Neighborhood Rules – posted on the website for all neighbors to follow and share with renters.
- The four lots at the back of the neighborhood that are not part of VON. We as a board got better understanding about the nature of their easement through our neighborhood.
- New gate codes: one set is for owners-only, the other is for guests or contractors.
- Canaway gate: only for VON residents. Contractors should only be coming through VON gate.

ARC Committee report by Donna Stinman

- Nothing major to report. Most activity is happening through email and worked out well among the three members.

Treasurer's Report by Jeff Billings

- Final 2024 report was distributed as handouts, budgeted 2025 and actual outlook 2025 was distributed as handouts. Proposed 2026 budget distributed. All handouts also available on the VON website.
- Final 2024
 - Stayed within budget as planned
 - At beginning of 2025, road fund is \$142k
- 2025 to date
 - Cleanup from hurricane is \$9k to \$10k unplanned that hit at beginning of 2025.
 - This caused shortage for 2025, resulting in the board recommending a \$100 special assessment per lot
 - The clearing of trees on a private Canaway lot along Crain Branch Ln created a new situation needing a guard rail
 - The sink hole repair in Colvard Park was unexpected as a larger project upon discovery of broken underground drainage pipes pulling underground spring water from the slope across the road from the park and draining the river.
 - Even with the \$100 special assessment, the budget is still coming up about \$9k to \$10k short for goal contribution to the road fund due to guard rail and

Colvard Park sink hole issues that arose after the Board voted to approve the \$100 special assessment per lot.

- 2026
 - Assuming no major unexpected issues, budget should be back in line with full road fund contribution.
 - Most expense categories are about the same or a little more
 - Snow removal expense is increased to keep the entire roads passable in the neighborhood.
 - Question from the group – can today’s quorum vote to increase special assessment? Answer: no
 - Question from the group – can we set a special meeting in-person or online in the future to approve another assessment? Answer: yes, with 30 days’ notice
 - Question from the group – can we “test the waters” today to see members’ support for a second special assessment for later this year? Answer: yes
- Motion to approve 2026 budget with \$25 increase on annual dues with David Hamm, seconded by Rick Wilson. Motion passes with vote by acclamation. No Nays.
- Rick moves to approves \$100 special assessment per lot for 2025 calendar year, David Hamm seconds. Motion passes with vote by acclamation. No Nays.

Three ARC Positions open

- Randy announces that the ARC has 1-year terms for its 3 available seats and is voted on every year.
- Outgoing ARC committee members all agree to serve for another year: Donna Stinman, Steve Lowe, Greg Tart.
- No other nominations come forth for ARC.
- Kim McCarthy moves, Andrew Lingle seconds to appoint Greg, Donna, and Steve as ARC committee for another year. Motion passes with vote by acclamation, no nays
- The ARC will determine its own chair.

Two Board Positions open.

- Randy announces that the VON Board has up to two open seats to serve 3-year terms; with five VON board members still continuing in their positions: Randy Killebrew, Jeff Billings, Kim McCarthy, Eric Mindel, Kerry Stinman
- Tim Meyer expressed interest in serving
- Rick Tiang expressed interest in serving
- No further nominations

- David Hamm moves to vote for these two nominations as new board members, Rick Wilson seconds. Motion passes with vote by acclamation, no Nays.
- The board will determine its own officer positions for the coming year.

Discussion Items led by Randy

- Colvard Park riverbank. Randy looked into FEMA funds for restoration. None available.
 - New River Conservancy recommends Foggy Mountain; which the Tarts are using on their property.
 - Tart property has about 400 linear feet that should have first phase of bank reinforcements/installations within a few weeks.
 - The Conservancy will cover the cost of the riverbank plantings
 - VON Board will observe the work done on Tarts property as part of its guidance on how it may address erosion control on the riverbank of Colvard Park.
- Question from group -- Does POA prune overhanging trees? Answer: where feasible and known, yes.
- Question from group -- Can we replace the pier in Colvard Park? Answer: we had to remove it due to disrepair especially after the hurricane flood; as we would not be able to get a permit to rebuild it
- Exploration of expanding walking trails towards Roan Creek, now that it has been cleaned up further after the hurricane
- Scott Mckylbe updates on bear that visited his property. He discovered that there was a dead ground hog up a drainage pipe, which game warden believes was the scent that attracted the bear. Game warden recommends everyone be bear-smart with regards to trash and food outdoors that may attract.
- Question from group – does the neighborhood feel strongly about replacing the picnic tables under the pavilions; which were swept away by the hurricane flood? Not much interest expressed in replacing them.
- Rick Wilson suggests we need road repair in a number of spots in the neighborhood. Randy answers – we’re aware, trying to get things in motion for labor and materials. Randy estimates doing all needed repairs right now will be \$10k to \$15k.
- Randy shares that the powered gate is nearing end of life; potentially up to \$10k within next couple years to replace the motors and related parts.
- Question from group – how frequently can codes be changed for renters? Randy – now that we’re splitting between owners and guests; we can change the guest code more frequently.

- Question from group – can we put a camera by the front gate? Randy – we looked at that but didn't take action due to hurricane costs. Camera system that streams to internet will be \$2k to \$3k.
- Question from group - On empty lots and debris, what enforcement measures do we have as a neighborhood? Randy – per covenants, the board can determine if it's not presentable, board can take action, board can force reimbursement. However, the board is trying to use encouraging communication/information with lot owners to help them take care of their lots.

Adjournment.

David Hamm moves to adjourn at 11:49am, Keith Wilson seconds. Motion passes with vote by acclamation, no nays.

Following adjournment, the group shared lunch with potluck dishes, drinks, desserts; and hamburgers / hot dogs.