

VON Board Meeting Minutes

March 22, 2025

Present: Randy Killebrew, Kim McCarthy, Eric Mindel, Jeff Billings (by phone). Also attending: VON member Steve McCarthy.

1. Meeting called to order 10:10am
2. Discussion – Becky resigned effective immediately from Board, leaving Board without a secretary. Eric offered to take minutes for current meeting and act as interim until Annual Meeting. No vote nor objections at this meeting. However, vote was later done via email to elect Eric as Secretary.
3. Approval of Minutes
 - a. Review Jan 25, 2025 Board minutes. Eric moves to approve. Kim seconds. Minutes are approved.
4. Treasurer report
 - a. Beginning of year balance in main account: \$46,065. Current balance before transfer of some funds into Road Fund: \$73,925
 - b. Per Board approval Jan 25, 2025, by end of March Jeff will authorize investment of 80% of current \$140k Road Fund in interest-bearing Flex CD at our local bank that does not have penalty for withdrawals before term end.
 - c. Hurricane Helene cleanup costs incurred total \$7600, with an estimated \$1500 to \$2500 remaining necessary costs to bear. Approximate cost burden per lot is \$117.
 - d. Uncertainty about process for tracking road impact fees due by owners
 - i. Jeff to contact Keith Wilson for insight
 - ii. By-laws say road impact fee is due upon issuance of building permit
 - iii. Recommendation to use ARC communications to include rules/amount about road impact fee when ARC issues plan approval to owners; cc'ing the Board for purpose of tracking.
 - e. Road impact fee. Discussion about increasing. Kim moves to increase road impact fee from \$2,000 to \$2,500 for new construction, and from \$700 to \$875 for expansion projects. Randy seconds. Approved.
 - f. Currently, 8 lots have not paid 2025 Annual Dues. Jeff and Randy to coordinate follow-up with lot owners.
 - g. Annual Budgeting
 - i. Recommend to remove road repair from annual neighborhood fund, instead pull repair money from road fund as needed.
 - ii. Electricity costs are up about 45%, increasing cost about \$200/year

- iii. Insurance increasing \$100
- iv. Printing costs were \$300
- v. Miscellaneous / uncategorized costs are \$1200
- vi. Increase infrastructure budget to \$2,000
- vii. Increase gate maintenance to \$1,000
- viii. Increase snow removal expense to \$3,000
- h. Annual Dues and Special Assessment
 - i. Additional \$25/year per lot will cover expected operating cost increases. Discussion to increase full 10% max, to help build road fund, or propose an increase to cover only what's needed for expected budget. Comments include observation that Special Assessment is also being proposed, so keep Annual Dues increase as minimal as possible.
 - ii. Jeff notes that if we increase dues \$25 and have \$100 Special Assessment, barring further unexpected significant expenses, we should be able to support the budget increases and pay back Hurricane Helene expenses incurred and expected.
 - iii. Eric moves to recommend \$595 Annual Dues for 2026 and \$100 Special Assessment due immediately, for vote at Annual meeting. Kim seconds. Approved.
- 5. Road repair
 - a. Cul-de-sac of Village Pine Ct has had long-standing (and growing) large depression.
 - b. Truck-caused damage to edge of paved roadway on corner of Colvard Trace.
 - c. Maintenance contractor Josh to be contacted about laying down asphalt millings for as an immediate repair that would be long-lasting.
 - d. Eric moves to authorize Randy's contact with attorney to understand lot owners' responsibilities regarding road damage above and beyond the road impact fee. Kim seconds. Approved.
- 6. Unsightly lots and hurricane debris
 - a. Discussion on subjective measure of "unsightly" on undeveloped lots regarding fallen limbs/trees. What can the board do to communicate need for cleanup if non-local owners aren't aware of the state of their lot?
 - b. Randy and Kim to coordinate taking photos and sending emails to lot owners, to make them aware of the state of their lot and including contact information for at least 2 local providers who can help with cleanup.
 - c. VON still has right-of-way cleanup left to do
- 7. Riverbank repair.

- a. Board is aware that owner Greg Tart will be doing bank restoration/protection measures on his lots. Board discusses it will be helpful to see the work and impact on his lot before making further decision.
8. Annual meeting planning
 - a. Randy has reserved Russ Blevins shelter at Ashe Park for annual meeting to begin at 10am on May 17, 2025
 - b. Social meal to follow the meeting.
 - c. Eric will take lead on preparing/sending required materials via mail for owners' notice.
9. Meeting adjourned 12:11pm.