

## VON Meeting

June 21, 2025

Present: Randy Killebrew, Tim Meyer, Rick Taing, Kim McCarthy, Eric Mindel

Absent: Kerry Stinman, Jeff Billings

March Board Minutes and Annual Meeting Minutes – Kim moves to approve, Tim seconds, motion approves

### TREASURER'S REPORT (submitted in advance)

All annual dues have been paid for 2025.

Current balances and projections discussed, attached to minutes for reference.

### Special Assessment

- How to send notification
  - Discussion about an email notice first, and follow-up with USPS for those who don't respond within 30 days.
  - Explore including a PayPal link in the email notice. Is PayPal the best option? Kim suggests not doing Apple pay.
  - Eric moves that we let Jeff make the decision on a PayPal convenience fee to cover PayPal cost. If Jeff says it's too much hassle or not permissible, we won't include the PayPal link. Tim seconds. Motion passes.
  - We won't use PayPal for this assessment; Randy will send out the first notice by email; and we'll re-assess after 30 days.
- Review projects of guard rail, sink hole, mulch. No expected further outlays of projects in 2025 other than guard rail.

### BOARD ELECTIONS

- NOMINATIONS
  - Tim as Secretary
  - Kim as VP
  - Randy as President
  - Jeff as Treasurer
  - Kim moves to accept all nominations, Eric seconds. Motion passes to accept all officers.

### OLD BUSINESS

- Items approved by email vote since March 22, 2025 meeting
  - Removal of Jennifer Hansen from board due not participating in board meetings since election in 2024.
  - Approval of Eric Mindel to the position of board secretary.
  - Approval of contracting Josh Wineberg to cleanup and mulch walking trail for \$1,050.
  - Approval of contracting Josh Wineberg for cleaning up winter storm damage and clearing right-of-way areas through neighborhood for \$2,805.
  - Approval of contracting Josh Wineberg to repair sinkhole in Colvard Park and install new drainage line for \$2,900.
- Guard Rail
  - Est of \$6336 will stay at that quote through end of 2025. Vendor confirms it will be done by before winter. Tim moves to proceed, Rick seconds. Motion passes. Maintenance committee – Rick Wilson and Steve McCarthy will help manage the project.
- Road repairs
  - Rick Wilson has gone through the neighborhood to outline all road repairs needed. Randy will forward the list to the Board in near future.
  - Randy estimates \$10k to \$20k in road repairs with asphalt rebuilding/patching.
  - Randy reports Jeff has a good feel for companies that may be preferred for doing the repairs.
  - Expense to come from road fund.
- Outstanding fees/monies due
  - The only outstanding receivables are from the contractor who hit the keypad. Randy has been having a tough time collecting the \$710 from the vendor, who is stringing Randy along with promises/commitments. Discussion about other ways to get reimbursed; not worth getting attorney involved. Kim agrees to meet the guy in-person to get payment.
- Lots requiring storm clean-up
  - One has already engaged Josh for clean-up.
  - The other lot doesn't appear to have taken action yet.

## NEW BUSINESS

- Fence along Bill Bledsoe
  - Due to expense, a 2026 project
  - Explore wood, metal, or synthetic replacement

- Kim moves to get a quote from Josh to take down the fence inside the gate and if he can repurpose any of the split rails for where the exterior is damaged; then Board will make decision via email consensus. Rick seconds. Motion passes.
- Neighborhood Directory
  - We can only publish public information; which doesn't include email and phone.
  - Proposal to build an opt-in neighborhood directory of each owner's preferred emails and phones. Whoever opts-in will get a copy of the list.
    - Kim moves that the Board will send out email inviting participation in the directory. Randy seconds. Motion passes.
- Colvard Park Fund
  - Kim suggests that donations to the fund can be recognized with a plaque.
  - Kim moves to post No Trespassing type of signs along the creek, with execution going to the maintenance committee. Randy seconds. Motion passes.
  - Randy to put together a list of ideas for Colvard Park beautification with intent that we'll send out an online survey to the neighborhood for guidance on how residents would like to see Colvard Park enhanced.

#### BOARD MEETING DATES

- September 13, 2025 @ 10am
- January 24, 2026 @ 10am
- March 7, 2026 @ 10am

#### ANNUAL MEETING DATE

- May 16, 2026

#### PARK BEAUTIFICATION DATE AND SOCIAL COOKOUT

- Using guidance from the neighborhood survey and utilizing any beautification funds raised, have a neighborhood work day focused on Colvard Park; and a subsequent social event (i.e., either immediately following, or later in the day).
- Oct 11, 2025

#### ADJOURNMENT

- Kim moves to adjourn, Randy seconds. Motion passes.