

Minutes Village on the New BOD meeting March 23, 2024

The BOD met on March 23, 2024 at 10 am in the home of Becky Lowe, President. Attending were Becky, Keith Wilson, Eric Mindel, Winborne Gautreaux, Steve Lowe, representing ARC.

Becky called the meeting to order at 10:10 am.

1. Treasurer's Report

Keith updated changes in lot ownership. He reported sending 7 collection letters for unpaid dues. Prior to the meeting, he emailed BOD members a Combined Statement of Cash Receipts and Payments (UNAUDITED) FOR THE YEAR December 31, 2023 and a Proposed Budget for Village on the New Owners Association. He explained that all expenses are going up for 2025, necessitating an increase in dues from \$519 to \$570. Keith stated that he does not think a transfer fee is legal in NC. Keith recommended an increase in the Road Impact Fee from \$1500 to \$2000 for major construction projects and from \$500 to \$700 for smaller scale projects. These increases will be voted on at the May 18, 2024 Annual Meeting. The increases will take effect if approved after June 30, 2024. Eric moved to approve the proposed budget, dues increase, and Road Impact Fees. Winborne seconded the motion, and the BOD unanimously approved.

The Board discussed the possibility of instituting a capital campaign to finance a shelter for meetings in Colvard Park and for repairing/replacing split rail fencing in the park area. The Board agreed to ask Josh of Mountain Advantage for estimates for fence work.

2. Secretary's Report

Winborne had emailed approved minutes for the May 20, 2024 BOD meeting.

3. Repairs

The guardrail was installed. Payment was made from the road maintenance fund. The BOD agreed to watch the drainage in the curve on Crain Branch, opposite the guardrail, to see if repair to the ditch is necessary. It was disturbed during the guardrail installation. Keith reported that he had replied to Scott Mickleby's request for repair of the sides of the road leading from Village Pine to his lot. It will be repaired when other paving repairs are done in the Village. The planter in the turnaround at Colvard Park was damaged. Becky contacted Blue Ridge Energy about painting the light poles in the Village. They agreed to examine the need. The BOD discussed the need for a workday in late Spring/early Summer to address these

and other maintenance issues. The pier on the river needs repair and will be discussed at the Annual Meeting.

4. Annual Meeting Planning

The Annual Meeting for VON will be held on Saturday, May 18, at the Mt. Jefferson shelter in Ashe Park at 10 am. A covered dish picnic will follow. Heather Mindel will send out a signup notice. Keith and Janet Livingood had expressed a willingness to help VON in social activities. Becky will contact them about heading the planning of the picnic after the meeting. Elections for the Board and ARC will be held at the Annual Meeting. The Board discussed the need for property owners willing to place their names on the slate for election. Nominations will also be taken from the floor at the meeting. Notice of the meeting will be sent to property owners at least 30 days prior to the meeting. Keith will supply budget proposals and Winborne will supply proxy forms to Eric for posting on the VON website. Winborne will prepare sign in sheets, the voting forms, and counting instructions.

5. ARC Report

Steve Lowe (ARC) reported the ARC issued an approval to the Jacobi lot 29 for a retaining wall. They also approved building plans for the Meade home, lot 55. They approved for 1 year an RV to be placed on the back of lot 55 during construction. The ARC received an inquiry about a house design for lot 89, prior to purchase of the lot. Donna replied to them, referring them to our ARC guidelines.

The meeting was adjourned at 12:05 pm.

Respectfully submitted,

Winborne Gautreaux, Secretary

Corrected draft