

## Village on the New Annual Minutes May 20, 2023

The Village on the New Annual Meeting was held on May 20, 2023, at 321 Dishman Road, Jefferson, NC. The meeting was called to order at 10:18 AM by President Rick Wilson. 34 Lot owners attended, representing 30 lots. 12 Proxy votes which represented 14 additional lots were received. Rhodes' proxy to the McCarthys was not included as they did not attend. Winborne Gautreaux, secretary verified a quorum. Rick welcomed the neighbors and introduced the current Board and officers as well as the current ARC. Minutes from the 2022 Annual Meeting were previously distributed on the VON website and copies were available at the meeting. David Hamm made a motion to accept the 2022 Annual Meeting minutes, and Frank Gailor seconded. The minutes were approved by acclamation.

### **President's Report**

Rick outlined the implementation of new infrastructure for communication. He reported Board actions focusing on cost control. He reviewed the Board's institution of property owners' suggestions for improving VON. Rick introduced the owners to the question of the inclusion in VON of four lots at the end of Village Pine. The new Board will deal with this question.

### **Treasurer Report**

Treasurer Keith Wilson reviewed the current financial position of VON and explained the 2023 financial outlook and 2024 budget. Copies of these documents are available on the VON webpage and were available at the meeting. David Hamm moved to approve the 2023 budget and Rick Wilson seconded. The budget was approved by acclamation.

Rick Wilson and Keith Wilson introduced the Road Impact Fee document previously passed. Eric Mindel requested clarification of the number of structures the fee would cover. Rick's initial response was if the structures are built at the same time, on the same lot, one fee would be assessed. Frank Gailor moved to increase the amount to \$2500. Keith requested the motion be tabled to allow further study and discussion. Frank withdrew his motion.

### **ARC Report**

Bob Barkhau reported that two home plans (Killebrew and Rhodes) have been submitted for review and have been approved. Two requests for tree removal have been considered and approved. One request for color change on a home has been approved. During the past year the ARC has worked on revising the Architectural Guidelines. These proposed revised guidelines are available on the VON website as well were available at the Annual Meeting. Bob clarified that, upon adoption of the revised Guidelines, any house already approved will be grandfathered under the existing guidelines; however, any plan yet to be approved will be considered under the revised guidelines.

### **Elections**

Connie Culbreth, VON Vice President, commented on the requirements for membership on the ARC and Board. She encouraged participation and gave some historical background on these positions.

Elections for the ARC and the Board were held. Connie moved to nominate for the ARC Frank Gailor, Steve Lowe and Donna Stinman, who had already agreed to put their names in nomination. David Hamm seconded. Rick asked for nominations from the floor. No further nominations were made. Rick asked for a vote for the 3 named candidates by acclamation. All present voted by acclamation for Frank Gailor, Steve Lowe and Donna Stinman to one- year terms, as directed by the Bylaws.

The Board of Directors Election followed. The Board currently has three members: Connie Culbreth, Vice President, Keith Wilson, Treasurer, and Winborne Gautreaux, Secretary. All have time remaining on their staggered terms. The Board election was for up to 4 additional members. Keith nominated Becky Lowe and Eric Mindel who had already agreed to nomination. No second was necessary. Rick asked for nominations from the floor. None were made and the owners voted to accept Becky Lowe and Eric Mindel by acclamation. At the first meeting for the new Board, officers will be elected.

### **Listening Session**

Greg Tart reported that he had scheduled a meeting for May 24 with the New River Conservatory about the erosion of the creek entering the New River at the end of the Colvard Park VON property. He invited any additional interested owners to attend.

Donna Stinman offered encouragement for the organization of social activities for the owners.

President Rick Wilson notified the group that he will no longer be on the Board. The members thanked him for his hard work in leading the organization of the Board as well as so many other initiatives. Eric Mindel moved to adjourn, and Rick seconded. A covered dish picnic followed the adjournment.

Respectfully submitted,  
Winborne Gautreaux, Secretary