

## Minutes -Village On the New BOD Meeting, January 25, 2025

The board met On January 25, 2025 at the home of Randy Killebrew. Attending were Randy Killebrew, Kim McCarthy, Jeff Billings, Becky Lowe and Eric Mindel.

The meeting was called to order and the minutes of the September 21, 2024 meeting were reviewed and approved.

Jeff Billings gave his Treasurer's report. VON annual dues have been coming in and are due by end of month, January 2025. It has been suggested that we implement a late fee for those that pay after February 13th. This may need to take effect in the next year. Our road fund is at \$120,524.00 and Jeff has been looking into putting these funds into an interest generating account that is FDIC insured with First National Bank. At this time they have an account that is earning 4 percent and you can access it if needed. Eric Mindel made a motion to put this money into this type of account and Becky Lowe seconded. Everyone approved of going forward with this item.

The Board has approved that Jeff Billings has the authority to invest approximately 80% of The Village on The New Road Funds into a Flex CD at First National Bank.

Impacts fees from new builds was also discussed. How do we know for sure when we should be receiving these funds from new builds and should the ARC let the board know when the property owner has begun the process of receiving building permits. We should be receiving impact fees from Meade and Gammon at this time. We need to look into whether they paid in 2024. Road Impact fees are now \$2000 for new construction and \$700 for small projects.

Storm Cleanup in Common areas-Josh has started and completed most of the Hurricane cleanup. He is planning on trying to get the hay bales out of the creek when he can. There were more downed trees than at beginning of this cleanup process and he is wanting additional funds to take care of these trees. The deck down by the river is not safe and needs to be removed. We have moved and approved to remove the deck. We will hire Josh to help remove.

Storm damage on private property-we will be reminding everyone to try and cleanup their property by Spring.

Riverbank Repair-We have erosion in our common area that needs to be addressed coming from the creek to the deck that is to be removed. At this time we will table and ask property owners what they think we should do. Possibly from a committee to look into options.

Winter Plowing/Salting-During recent snows we had a couple of roads that the Plowing man did not take care of. He had to be called back and do the roads. In future all roads with road signs are to be plowed. We have already used our budget for this years snow removal/salting.

ARC update-Rick and Anna Tang have asked for variance on Boundary setbacks due to spring found on lot during pre construction process. Board requests that they speak with owners of lot next door, the Hartzogs and work this out between them. This will need to be done in writing.

Mindels have approval from Arc on their construction, waiting on builder now.

Meade-it will be one year since approval given for trailer parked on lot while home under construction. ARC approved for one year April 2024, do we give a 30 day notice and show good will and give 3-6 months?

VON website is being taken care of By Eric Mindel and is up to date as of today. We pay a yearly fee for our website host.

Gate access and security-we now have a new lighted keypad thanks to maintenance/snow removal crew from rental agency hitting as they were leaving/entering neighborhood. \. we will pay and send bill to company responsible for damage. We have also been advised by Gate Repairman that we should budget for new gate motors in the near future. This could cost anywhere from \$10,000. To \$15,000.

Rule Listing for Renters-homes that are rented out in our community need to have rules posted for renters to see.

Spring Clean up-we will see how Josh has cleaned up in the common areas and decide if we will need community clean up day.

Things to consider at later date-maintenance committee, Colvard Park Committee, Deck Repairs and road repairs. It was also brought up that we might want to look into our deer population. We might want to talk with conservationist about what is best for deer as well as community.

Annual Meeting possible dates are May 10, 17 and 24th. Reserve Ashe County Park again? To be determined next meeting. We will also need to be thinking about potential new board members.

Next meeting will be at Randy Killebrew's home on March 22, 2025 at 10 A.M.

Meeting adjourned