

VOP Board Meeting Minutes – March 4, 2025  
6:00PM at the Amenity Center

1. Meeting called to Order at 6:00 p.m. Kathy Davitt, President, Vicki Andrews, Vice President, Lorraine Beall, Treasurer and Blaine Anderson (TPAM) present.
2. Meeting protocol – Roberts Rules / Signup for comments
3. Motion to waive reading of the minutes from previous meeting and approve minutes by Kathy, Vicki seconded, all in favor aye, motion carried.
4. Presentation of Dedication Plaque to Ed Coulther for Playground dedication in memory of Janet Coulther.

A dedication plaque for the playground was presented to Ed Coulter by the Board in memory of Janet Coulther. Ed was surrounded by numerous family and friends as he humbly accepted the plaque.

5. Board Items to be voted on:
  - a. Landscape Contract – Several new landscape contracts were discussed. Cost, services, and responsibilities were discussed and voted on. Kathy motioned to approve Bland Landscape, Vicki seconded, all in favor aye, motion carried.
  - b. ARC Procedures: By-laws state the ARC committee hold a regular meeting to vote on all ARC submitted requests. Motion was made by Kathy to have the meetings by Zoom the 3<sup>rd</sup> Wednesday of each month at 6:00 p.m. Lorraine seconded, all in favor aye, motion carried. An e-mail listing all days will be sent out and posted on the VOP website for anyone interested in calling into these meeting.
  - c. Lawyer for the HOA – The Board is continuing to meet with several different law firms and will report back their findings at the next board meeting, May 6th.
  - d. Board Meeting Schedule – It has been decided to have board meetings the 1<sup>st</sup> Tuesday of every other month to address additional issues in a timely manner.
6. Reports:
  - a. Financial report – Blaine, from TPAM, reported:
    - i. The Operating Account is \$215,000 and the Money Market Account is \$169,601.
  - b. Collections to Date – Blaine reported:
    - i. **Reminder:** The deadline for the current HOA dues is **March 31<sup>st</sup>**. Blaine will be sending assessment overdue notices out after the March 31st deadline. Residents can go to the portal (VOP.com) to confirm their payment has been received.
    - ii. There is a total outstanding balance of \$7,835.66 HOA dues from the previous year. The Board will be working with those residents who have accounts that are in arrears to bring their accounts up-to-date.

- c. Resident Issues - No resident issues were brought forward.
  - d. Covenant Committee Report – Tamara Goda Reported:
    - i. We have a new volunteer on the Covenants Committee. We now have five members. Thank you to all who have signed up.
    - ii. Neighborhood inspections will be performed on the first Monday of each month with one person from the committee riding along with Blaine (TPAM). A letter and e-mail (if on file) will be sent out to those homeowners/renters who are in non-compliance.
    - iii. The Covenant Committee is bringing a proposal forward at the next board meeting with suggestions for additional covenant rules and a fining process. Residents will be informed prior to any voting measures regarding proposed changes.
  - e. Amenity Center/Communication Updates – Vicki reported:
    - i. A volunteer is needed for Chairperson at the Amenity Center. The Chairperson will have other volunteers to help him/her.
    - ii. Thanks to all our volunteers who have graciously stepped up in helping save the community money and making it look better by cleaning up the brush and overgrowth by the basketball court and playground, fixing the library, refurbishing the bench at the lake and getting it ready for installation, etc.
    - iii. We also have some junior volunteers who are going to help scrub the pool chairs and clean around the Amenity Center. We love our volunteers!!
    - iv. The food trucks have been very popular. The next date is Wednesday, March 26<sup>th</sup>. Please come support the food truck and pick-up dinner.
    - v. The VOP.com website has been updated. If anyone has issues, please contact Vicki (nadabjunk@yahoo.com). A new, less expensive, more user-friendly website will be coming soon
7. Community Comments from those that signed up – No new comments were brought up.
8. Meeting adjourned at 7:25 p.m.