

**Meeting Minutes**  
**VILLAGE COUNCIL MEETING**  
 Wednesday November 16, 2022 @ 7 PM  
 Via Zoom

**Call to order and Roll Call.** Directors in Attendance: *William Robertson, Dieter Dostal, Russell Devlin*

**Approval of minutes:** The October minutes approved by *William Robertson, Russell Devlin, Dieter Dostal*

**Financials:** Review current financials. October Expense statement for large items . Phase 2 shrub removal \$4595, 5 new trees planted around community \$6327. Future charge for trimming of tree behind 24 Ivy Est: \$650 not in yet. Tree budget for 2022 over by \$6800. Budget net income still in positive by \$10,747. Village reserves at the end of October \$128,933.

**Items to Discuss**

**Election.**

*William Robertson, Dieter Dostal, Russell Devlin, have volunteered to be board members as directors for the 2023. Eight home owners were present at the zoom meeting (including the directors) the vote was 7 yes votes for the 3 directors and one abstaining.*

*There was some discussion on the selecting an alternate director, will ask Elite to generate a letter looking for volunteers.*

- Budget 2023** At this time the Village budget will NOT require an increase to the monthly fee, unless a good reason is presented, it will stay @ \$275 per month. There will most likely a \$4 increase in the conservancy fee. Price increases include a management increase of 3% and the Butler cost are going to increase by 3% to \$99,305  
 A overview of the proposed 2023 budget and reserve was presented and discussed.  
 Below are some of the bigger ticket items not including our general contracts IE Landscaping ...:

Landscape Improvements	\$0	\$8,700	<b>\$18,000</b>	
Irrigation System	\$1,490	\$7,242	<b>\$13,000</b>	Upgrades & Repairs
Brick Walk Major/Minor Repair	\$0	\$500	<b>\$5,500</b>	Cost of 1 full replacement +1 repair
Mulch Year **	\$7,604	\$0	<b>\$8,500</b>	2023 is a Mulch Year.
Tree Work Inside Boundaries	\$20,000	\$20,000	<b>\$18,000</b>	

\*\* Plan is to request a quote to replace the mulch with river rock around some of the stone walls

**2. Next Years Goals**

- Get the irrigation system upgrade started, have requested Quotes
- New signs and posts throughout the property. Spring 2023
- Landscaping improvements throughout the community (to be defined)

3. **24 Ivy Walkways:** As part of an upgrade the home owner @ 24 Ivy inadvertently had her contractor rip up the existing walkway which is conservancy property. There was originally 2 walkways going to the house one from the street and one from the driveway. The conservancy was in the process of getting quotes to remove the walkway from the street as it continued to cost money for repairs. The unit owner was offered to option to put the walkway to the street back where she would be responsible for all future cost and maintenance of the walkway, she declined, so there will be only the one walkway from the driveway to the porch steps.

The Village offered to pay for the road walkway removal and landscaping. (declined later in the discussion by unit owner).

After the walkway from the driveway to the front porch is replaced, the Conservancy will be responsible for maintenance going forward

The unit owner stated she would pay for the entire project including replacement of walkway between the driveway and the porch and the removal of the walkway between the road and the porch along with the landscaping. The Village council will be responsible for maintain the walkway between the driveway and front porch after it is replaced.

#### 4. **Close out odds and ends**

B&W will receive its final \$10K payment - damage, 6 on the green still needs stump removed behind stone wall.

### **Owners Forum:**

Bill Robertson one of the Village directors does not recommend that the Village use Butler for any additional landscaping work going forward for 2023 due to their lack of response for quotes in 2022.

Peter DeBisschop noted that the landscaping contract comes up this year. The RFQ will be sent out for review and comment @ the start of the 2023 year. RFQ needs to go out by March or April. Target areas Shrub trimming, Allocations .

Discussion about putting our reserves in some accounts that are paying some interest. Not sure how this could be done will have to ask Elite?

Unit owner @ 24 Ivy is concerned about the tree in front of her house will be reviewed during spring walkaround.

Unit owner @ 24 Ivy wants to do some rework laying on the ground behind the house. This issue will have to be addressed by Elite

**Next Meeting Date: January 18, 2023**