



Village Green Homeowners Association, Inc.

Village Green Homeowners Association Minutes
2010 Annual Meeting - January 17, 2011
St. Andrews United Methodist Church

Call to Order

The Village Green 2010 Annual Homeowners Association meeting was called to order by Ed Delaney at 7:02pm.

Board Members in Attendance

Board President Ed Delaney, VP Dave Malara, Carlton Taylor, Treasurer Mark Mandel, Donna Quinn. The number of Village Green homeowners represented by proxy or attending in person was 134. Also attending was Chad Hammond representing Ravenel Associates, Inc.

Quorum Established

Verification that the quorum had been met was established and announced by Chad Hammond.

Manager's Report

Chad Hammond gave the manager's Report for Ravenel Associates. Chad reported on the current violations and the process for rectifying those infractions, the process for making dues payments and also the need for residents to contact the management company when there are concerns within the community. Chad also encouraged those in attendance to keep a sharp eye out for vandalism and to report any cases to the police immediately.

President's Report

Ed Delaney reviewed the Board accomplishments from 2010 including the major effort to conserve funds when possible and in 2010 and to attend to the past delinquencies within Village Green HOA. Collection of Bad Debt was addressed as well as legal action against historically delinquent accounts. In past years the VGHOA reserve had been used to pay operating expenses and in 2010 the board was able to reverse this trend and now is able to sustain operating costs through regular assessments. It was also made very clear that although there are rumors present, THERE IS NO SPECIAL ASSESSMENT PLANNED FOR 2011. Finally, the completion of a reserve study for the VGHOA assets was accomplished in 2010.

Treasurer's Report and Presentation of the 2011 Budget

Mark Mandel reviewed the 2010 year end financials, focusing on the fact that the association ended year under budgeted expenses. He also stated that an audit was performed of the 2008 financials and that all information came back positive. He then presented the 2011 budget approved by the board. He reviewed the many factors taken into consideration to achieve a balanced budget

2011 Board of Directors Election

Ed Delaney announced there would be three openings on the 2011 board of directors. He introduced Matt Dawson, Bob Borregard, Gwen McCullough and Kent Weikel as candidates. Each was provided a moment to introduce themselves if desired. By a majority vote of the membership, the following candidates were elected to the 2011 Board of Directors:

Mr. Matt Dawson
Mr. Bob Borregard
Mr. Kent Weikel

The 2011 Board of directors for village green HOA is comprised of the following members:

Mr Dave Malara
Mr. Mark Mandel
Mr. Ed Delaney
Mrs. Donna Quinn
Mr. Matt Dawson
Mr. Bob Borregard
Mr. Kent Weikel

Village Green Homeowner Questions

The floor was then opened to homeowner's for questions to be answered. John Hayes stated his dissatisfaction with the lack of effort to dredge the ponds in Village Green. Other homeowner's responded to Mr. Hayes stating that the need for dredging is not one of major concern and the City of Charleston would have great input if and/or when the need arises.

Adjournment

A motion was made and seconded, adjourned by acclamation. The meeting was adjourned at 7:59pm

Respectfully Submitted,

Chad Hammond
Ravenel Associates, Inc.