Village Green Homeowners Association

Board Meeting Minutes - February 13, 2011

The meeting was called to order at 7:05 PM by John-Paul Renier. Attendance was as follows:

<table>
<thead>
<tr>
<th>Name</th>
<th>Position</th>
<th>Phone</th>
<th>Present</th>
</tr>
</thead>
<tbody>
<tr>
<td>John-Paul Renier</td>
<td>President</td>
<td>865-966-3139</td>
<td>yes</td>
</tr>
<tr>
<td>Alex Cruikshank</td>
<td>Secretary</td>
<td>865-675-1576</td>
<td>yes</td>
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<tr>
<td>Bobby Arthur</td>
<td>Treasurer</td>
<td>865-599-5965</td>
<td>yes</td>
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<tr>
<td>Heather Jarrell</td>
<td>Social &amp; Community</td>
<td>865-966-0289</td>
<td>yes</td>
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<tr>
<td>Tim Doyle</td>
<td>Buildings &amp; Grounds</td>
<td>865-675-4425</td>
<td>yes</td>
</tr>
<tr>
<td>Stuart Anderson</td>
<td>Pools-Clubhouse</td>
<td>865-567-1646</td>
<td>no</td>
</tr>
<tr>
<td>Eddie Wysmierski</td>
<td>Pools-Monticello</td>
<td>865-288-0166</td>
<td>yes</td>
</tr>
<tr>
<td>Amanda Metzelder</td>
<td>Clubhouse</td>
<td>865-406-3810</td>
<td>yes</td>
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Others Present
Allen Smith (605 Old Tavern Circle), Chan Wilbourn (353 Russfield Drive), Guy DeMarco (Security).

Neighbor Concerns
Allen Smith presented several documents including a letter from his neighbor (Mr. & Mrs. Michael Long at 601 Old Tavern Circle) authorizing him to connect a new fence to an existing fence on the neighbor’s property. John-Paul Renier noted that he had had an email exchange with the Smiths during which he discovered the proposed fence would cross into the neighbor’s property and would require approval in writing. Motion made by John-Paul Renier to approve the fence. 2nd by Amanda Metzelder. Motion carried Unanimously. Chan Wilbourn stood to discuss a phone call made on January 20, 2011 by John-Paul Renier about a fence on his property that was in non-compliance. Mr. Wilbourn noted that the fence had been in non-compliance for at least 10 years and he had not been notified when he purchased the house in June 2008. Mr. Wilbourn stated that he would be willing to correct the fence line when the fence needed to be replaced.

Vice President’s Safety & Security Report
Guy DeMarco reported that the cold weather has decreased activity in January. He reported that a woman on North Monticello Drive had called him about a strange man she encountered near her house as she left early in the morning. Tim Doyle brought up the fact that speeding through the school zone was still a problem. DeMarco replied that he had requested additional police patrols in the morning. Alex Cruikshank confirmed that there had been a patrol on at least one day during the month, and noted he had seen fewer incidents of extreme speeding. John-Paul Renier noted that people driving in excess of the 25 mph speed limit is a problem throughout the neighborhood. Tim Doyle also noted there are several dogs in the neighborhood that could be considered threatening to walkers.

Pools
Increte of Knoxville presented their service for sealing concrete pool decks. Ed Wysmierski invited them to talk to the board because the Clubhouse Pool deck is in need of repairs. Wysmierski reported that he shocked the pools, and in the process noticed there was a leak in the Monticello pool. He will have the pool service fix the problem. He did not have an estimate for the repairs at the time of the meeting. He noted he will be soliciting resumes for the Pool Manager position.
Social
Heather Jarell reported that she will conduct the Village Green Easter egg hunt on April 16th. She is tentatively planning to hold the garage sale on the second Saturday in May.

Assessments
John-Paul Renier reports that he has collected $73,867 in assessments so far. He has sent out several reminders to out of town owners and to neighbors that requested a printed statement. John-Paul noted that we have 462 improved properties (properties with houses), 7 unimproved lots and 6 Village Green common properties, for a total of 475 properties in the Village Green Homeowners Association. He noted that we do not collect assessments from 36 properties on South Williamsburg Drive since those properties are not part of the VGHA.

Clubhouse
Amanda Metzelder reports she changed the lock on the Clubhouse door and is requesting all existing key holders to contact her about obtaining a new key. She also noted there have been problems with the Clubhouse heating.

Treasurer
Bobby Arthur presented the official 2011 budget for approval. Motion made by Bobby Arthur to approve the 2011 budget. 2nd by Tim Doyle. Motion carried unanimously.

New Business
Amanda reported that she is actively looking for a replacement for the Clubhouse board position. John-Paul Renier is also looking for people to fill the Vice-President and Assessment positions.

John-Paul Renier noted that he has contacted LCUB to ensure they are billing VGHA for the correct number of streetlights. VGHA is being billed for 59 street lights. John-Paul noted that VGHA has spent $14,866.00 for electricity during 2010. Of that amount approximately $8,000.00 was billed by LCUB for 59 street lights during 2010. He is also working with the electric company to upgrade the street lights to more efficient ones.

John-Paul Renier noted he has received complaints about invisible electric dog fences that extend over the sidewalk. He is working with the staff of the Town of Farragut to see if there are any regulations that may apply.

John-Paul noted there is an apparently abandoned property on South Monticello Drive that has a large treehouse in the back yard that is partially collapsed, and that children in the neighborhood have been seen playing on it. In addition the property has weeds, trash and rubbish. He will send a certified letter to the owners stating that they are in violation with the Village Green Covenants and Restrictions, and he will request immediate remediation. He will contact the Town of Farragut to correct the potential hazard.

John-Paul Renier noted he has received complaints about a property on Russfield Drive that over the past year has had numerous violations of the Village Green Covenants and Restrictions, including tall grass, undergrowth, dead trees, dead tree limbs, trash and rubbish, cars parked in the grass, etc. Renier noted that Article 18 of the Village Green Covenants and Restrictions requires that all lots in Village Green shall be kept in a neat and attractive condition at all times. Article 20 requires that all vehicles, campers, recreational vehicles, boats and utility trailers must be parked on a concrete or asphalt pad.

The meeting adjourned at 9:42 p.m.
| John-Paul Renier, President | Alex Cruikshank, Secretary |