Village Green Homeowners Association
Board Meeting Minutes — Dec 9, 2012

The meeting was called to order at 7:04 PM by John-Paul Renier. Attendance was as follows:

<table>
<thead>
<tr>
<th>Name</th>
<th>Position</th>
<th>Phone</th>
<th>Email</th>
<th>Present</th>
</tr>
</thead>
<tbody>
<tr>
<td>John-Paul Renier</td>
<td>President</td>
<td>865-966-3139</td>
<td><a href="mailto:renier@tds.net">renier@tds.net</a></td>
<td>X</td>
</tr>
<tr>
<td>Bob Hunter</td>
<td>Vice President</td>
<td>865-300-8871</td>
<td><a href="mailto:BobHunter7@gmail.com">BobHunter7@gmail.com</a></td>
<td>X</td>
</tr>
<tr>
<td>Heather Jarrell</td>
<td>Social &amp; Community</td>
<td>865-966-0289</td>
<td><a href="mailto:heatherjarrell@gmail.com">heatherjarrell@gmail.com</a></td>
<td>(vacant)</td>
</tr>
<tr>
<td>Tim Doyle</td>
<td>Buildings &amp; Grounds</td>
<td>865-675-4425</td>
<td><a href="mailto:fstop89564@tds.net">fstop89564@tds.net</a></td>
<td>X</td>
</tr>
<tr>
<td>Stuart Anderson</td>
<td>Pools</td>
<td>865-567-1646</td>
<td><a href="mailto:stuarthanderson@gmail.com">stuarthanderson@gmail.com</a></td>
<td>X</td>
</tr>
<tr>
<td>Tyler Mallison</td>
<td>Pools</td>
<td>865-806-1159</td>
<td><a href="mailto:wtymal@me.com">wtymal@me.com</a></td>
<td></td>
</tr>
<tr>
<td>Susie Cataldi</td>
<td>Clubhouse &amp; Tennis</td>
<td>865-621-9403</td>
<td><a href="mailto:scataldi51@yahoo.com">scataldi51@yahoo.com</a></td>
<td>(vacant)</td>
</tr>
</tbody>
</table>

Others Present
Officer Win Ragon (Knox County Sheriff’s Department); Dick & Carolyn Woodring, 11509 S Monticello Dr.

Neighborhood Concerns
Carolyn Woodring gave a report on recent Garden Club activities, which included updating the VG entrance way decorations to a Christmas theme, planting pansies at both entrances, making all the Christmas bows that were hung on the sign-posts, providing refreshments for the volunteers who hung the bows, and organizing the bow-hanging teams. Carolyn reported that Michelle Stockdale put the Christmas lights on the entrances again this year.

Vice President’s Safety & Security Report
Officer Ragon presented a detailed report for activities for the month of November. There were no significant incidents to report. One recurring problem was several people leaving their garage doors open at night, inviting trouble. Officer Ragon explained that there has been increased police presence in the south section of Village Green lately due to people running across the street from Kohls with stolen merchandise to split-up the goods.

Pools
Stuart Anderson reported that they had Pro Pools repair the heater motor. Next, they will put away the chairs for the winter. John-Paul reminded the Board of several items that need to be addressed in next year’s budget. We need to replace the lifeguard chairs at both pools. Because of their height and that they are anchored in cement, this could run about $2,000 for each stand. Another item is to consider buying robotic vacuums for each pool. With the robotic vacuum cleaners, we would save the cost of having two lifeguards early to clean the pools. The cleanup of one pool takes several hours. Finally, the Board will need to look at replacing the chairs.

Secretary
The previous month’s board minutes have been approved by email. The next newsletter will ask for nominations for the Everett Smith Award.

Treasurer
Molly Ogle, the VG CPA, provided a summary of our budget current status. Currently we are running about 2% under budget. This was due, in part, to John-Paul’s successful efforts to collect unpaid assessments.

Buildings & Grounds
Tim Doyle reported that the “No Loitering” sign at Monticello Pool was stolen. The Board decided to not replace it at this time.

Social and Community
No report.

Clubhouse and Tennis Courts
John-Paul reminded the Board that the long-term fix for the Clubhouse tennis courts is to replace them, not just patch the cracks. The last estimate we had for this work was $65,000 from Baseline.
Assessments
John-Paul reported that one of the two remaining unpaid 2012 assessments has been taken care of. He is still working to contact relatives of the owner of the last remaining house to see what they can do, as the owner is currently incapacitated. John-Paul discussed with our lawyer the option of taking four of our existing liens to court for personal liability. The lawyer recommended this as the only realistic course of action to get any money back on these properties; the only possible exception is 384 Dominion Circle, as it is going into foreclosure. So, the following people will be taken to court: Tull at 11721 Georgetowne Drive for $2,470.89; Davis at 332 East Heritage Drive for $1,991; Allen at 11516 North Monticello Drive for $1,098; and possibly Tindell at 384 Dominion Circle for $1,356.48. Stuart Anderson made the motion to take these homeowners to court. Seconded by Tim Doyle; approved unanimously.

Old Business
Reference last month’s suggestion to post signs prohibiting handguns in VG common areas, our lawyer suggested that we do not post these signs as no other subdivisions have posted these signs and it might raise undue concern. The Board decided to include the prohibition of weapons in our regulations (e.g., Clubhouse and Pool rules) on their next revision.

Reference last month’s decision to repair the gazebos using funds left over in the Clubhouse budget. John-Paul reported that the estimates to repair the roofs would be short by about $1,500. The Board agreed to use some of the available capital money to cover the $1,500. Tim Doyle made the motion to approve this, seconded by Stuart Anderson; approved unanimously.

New Business
The Board discussed the pros and cons of using a property management company at some point in the future to manage Village Green for the Board. Several of the Board members and guests present at the time of the discussion had knew of subdivisions that did this and regretted the decision. The biggest problem was the additional cost, which raised the homeowner’s annual dues. Another problem was the lack of adequate supervision of the management company, since the Board members would have little direct involvement in the management of the subdivision. This led, in one case, to the subdivision running out of money because of how the management company chose to spend their savings.

The Board also discussed potential changes to the role and responsibilities of our CPA, the Treasurer, and the Assessments person. These ideas would be raised at the time of the new people coming on board to see what they wanted to do.

The Nominating Committee for next year’s Board will consist of John-Paul and one other Village Green resident. The committee will put together the list of current names of people who have volunteered to work on the Board. In addition, a Proxy Ballot will be sent to Village Green residents to allow their participation in selecting the Board members.

The meeting adjourned at 9:00 pm.