Village Green Homeowners Association
Board Meeting Minutes-January 10, 2016

The meeting was called to order at 7:03 p.m. by our President, Kristi Hulsey, for the last time of her term.

Attendance was as follows:

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<tr>
<th>Name</th>
<th>Position</th>
<th>Phone</th>
<th>Email</th>
<th>Present</th>
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</thead>
<tbody>
<tr>
<td>Kristi Hulsey</td>
<td>President</td>
<td>675-3113</td>
<td><a href="mailto:mike.kristi@tds.net">mike.kristi@tds.net</a></td>
<td>x</td>
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<tr>
<td>Rob Eddins</td>
<td>Vice President</td>
<td>414-0609</td>
<td><a href="mailto:raeddins@gmail.com">raeddins@gmail.com</a></td>
<td>x</td>
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<tr>
<td>Gay Baker</td>
<td>Pools</td>
<td>405-6758</td>
<td><a href="mailto:ggbaker@gmail.com">ggbaker@gmail.com</a></td>
<td>x</td>
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<tr>
<td>Rich Cataldi</td>
<td>Pools</td>
<td>966-4677</td>
<td><a href="mailto:cdrcataldi@eds.net">cdrcataldi@eds.net</a></td>
<td>x</td>
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<tr>
<td>Jeff Wingard</td>
<td>Assessments</td>
<td>675-2024</td>
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<tr>
<td>Barbara Lamb</td>
<td>Treasurer</td>
<td></td>
<td><a href="mailto:balamb@tds.net">balamb@tds.net</a></td>
<td>x</td>
</tr>
<tr>
<td>Tim Doyle</td>
<td>Buildings &amp; Grounds</td>
<td>755-3815</td>
<td><a href="mailto:Fstop89564@tds.net">Fstop89564@tds.net</a></td>
<td>x</td>
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<tr>
<td>Marsha Cass</td>
<td>Clubhouse/tennis</td>
<td>659-3045</td>
<td><a href="mailto:mcass11717@yahoo.com">mcass11717@yahoo.com</a></td>
<td></td>
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<tr>
<td>Jessica Taylor</td>
<td>Secretary</td>
<td>437-9634</td>
<td><a href="mailto:jballardtaylor@yahoo.com">jballardtaylor@yahoo.com</a></td>
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Others Present:
- JoAnne Winguard
- Tim Finnegan
- Mike & Audrey Skeen
- Jim & Jane Gay
- Kelly Clancy
- Carey Drake
- Jay Eckles
- Charles Edwards
- Bert Niemann
- Barton Kaserman
- Chris Lawson
- Bob Hunter
- Sherry Hunter
- John Ham
- Brent Watts
- Shawn Hudgens
- Cheryl Arthur
- Clayton Edwards
- Scott Landis
- Martina Hajkova
- Joel Southern
- Mark Baker
- Officer Win Ragon

Welcome and Introductions- Village Green members were welcomed by President Kristi Hulsey and the board. The President thanked everyone for coming out tonight to vote for new board members to fill the 2016 positions of Village Green President, Tennis Chair, Pool, Clubhouse, and the Treasurer Chair.
Kristi Hulsey made an announcement that Marsha Cass went back to the hospital and had her knee entirely removed. Jan Green has been doing an excellent job of covering for Marsha Cass while Marsha has been homebound. The board and members shared how much they miss Marsha. The board shared they were grateful that Jan Green has been able to help Marsha out with the Clubhouse duties. There were a lot of compliments given to both ladies on how well everything has been going.

Kristi Hulsey shared that the Social Chair has been vacant and thanked Jessica Taylor for helping her out with the last Christmas Party event with Santa present.

Kristi Hulsey asked Barbara Lamb and Jessica Taylor to count votes. They accepted.

The President made a request. Kristi Hulsey stated there were 58 votes for proxy. Personally she felt one person should not have that much voter for one person.

Kristi Hulsey shared the job description of being president of Village Green. The President is Village Green’s voice and keeps an eye on what is going on. “I facilitate. I do not vote unless there is a tie.” There are a lot of phone calls I receive at home and I deal with situations.

The President shared the Treasurer position description. The Treasurer runs reports and brings it to the monthly meetings. Kristi shared that we do not have an accountant, we have a CPA.

The Social Chair position description was shared and how we at Village Green would love for the position to grow to help others in our neighborhood.

The President shared the description of Pool Chair and the new Tennis Chair position too.

President Kristi Hulsey stated we have quorum per article 12 that was read.

**Member Items:** Jim Gay shared some points with the board and members. Mr. Gay discussed were nominations available before this meeting? The President shared that the board as well as her had not had a single person step up and say they were going to join the board. Jim Gay discussed by-laws. The board listened. The board commented that this was the biggest crowd they had seen since July for the last voting. Jim Gay discussed article 7. By-laws were read out-loud about terms. Vice President, Rob Eddins, discussed his term. Kristi Hulsey shared that the entire board left when she became president. Jim Gay shared that a lot of controversy over by-laws and that the board should replace five positions tonight. Jim Gay stated, “I feel it is critical that we adhere to the by-laws. I am not against this association just have to figure out how to do this.”

Our Village Green Lawyer, Barton Kaserman, addressed the crowd on how we have not been able to fill positions on Village Green board out of the 460 homes we have here. Mr. Kaserman addressed questions made.

Some members in the crowd thanked the board for doing an excellent job and there is a need to
revise the by-laws.

There were some members that suggested we not have a board if we cannot fill positions and close amenities down.

Brent Watts agreed we have to follow by-laws but the by-laws need to be changed. “I will be on the board.” “Let’s keep pools and everything open. I will spend my time on board. My motivation is my two young kids that like going to the pool.”

Kelly Clancy nominated Brent Watts as president to the board. John Ham seconded.

Per members request to fill five positions Richard Cataldi stepped down from Pool Chair. The board discussed how Marsha Cass needs a break to heal and decided to they needed to fill the Clubhouse position to fill the quota of five new positions on the board.

Chris Lawson nominated Richard Cataldi to the board and Joanne Winguard seconded.

Martina Hajkova was nominated to the board by Cheryl Arthur and seconded by Jay Eckles.

Mark Baker was nominated by Cheryl Arthur and seconded by Tim Finnegan.

John Ham was nominated by Kelly Clancy and seconded by Richard Cataldi.

Carey Drake was nominated by Joanne Winguard and seconded by Richard Cataldi.

Kristi Hulsey was nominated to the board by Richard Cataldi and seconded by Joanne Winguard. Kristi Hulsey declined the position. The board thanked her for her service and was sad to see her decline.

Brent Watts shared about keeping the ultimate goal in mind and set new specific bylaws that are approved by our attorney.

The 2016 nominations to serve on Village Green Board: Brent Watts, Mark Baker, Martina Hajkova, John Ham, and Carey Drake.

The 1st meeting of the 2016 new board was lead by Rob Eddins, Vice President.

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<td>Brent Watts</td>
<td>President</td>
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<td>Jeff Wingard</td>
<td>Treasurer</td>
<td>407-637-1850</td>
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**Member Items:** Jim Gay discussed violations in Village Green neighborhood. Jim Gay volunteered for the neighborhood to look into violations per Village Green rules. There was some discussion on structure safety on properties. Officer Win Ragon discussed the Town of Farragut Codes Enforcement Officer investigating structures that are about to fall down and not up to code on safety. Officer Win Ragon shared that electricity can be cut off if no one is living in a home but if grass is too high for rats to live then that is another story.

Tim Finnegan, coordinator of the Long Range Committee, shared that the Facilities, by-laws, and Long term Committee merged together into one committee. Tim Finnegan discussed how the two committees came together December 6th and met exploring different pool options. Tim Finnegan shared that next Sunday, January 17th, at 6pm, the Long Range Committee is meeting at the Clubhouse. Everyone is invited. There will be gathered information from vendors and what we need to do to get up to codes. There will discussion on how does this work financially and gather facts. The board thanked Tim Finnegan for all his hard work.

**Vice President:** Rob Eddins shared that a webmaster has been appointed.

Village Green excited about Mr. Remington stepping up and doing our newsletter. James Remington is in charge of the Village Green Newsletter, jamesar@gmail.com

There was discussion about phone numbers and addresses being published in Village Green phone directory.

The board voted on positions on the board for President, Tennis, Social, Pool, Clubhouse, and Treasurer Chairs. Gay Baker nominated Brent Watts for President and John Ham seconded. The board unanimously voted and agreed. Brent Watts is our President. Jessica Taylor nominated John Ham for the Tennis Chair position and Rich Cataldi seconded. The board voted and agreed unanimously that John Ham is our new Tennis Chair. Carey Drake nominated Martina Hajkova to be our Social Chair and Rich Cataldi Seconded. The board voted and unanimously agreed that Martina Hajkova is our new Social Chair. Gay Baker nominated Rich Cataldi for Pool Chair and John Ham seconded. The board voted and unanimously agreed that Rich Cataldi is our Pool Chair. Rich Cataldi nominated Mark Baker as Clubhouse Chair and Rob Eddins seconded the motion. The board voted and unanimously agreed. Rich Cataldi nominated Carey Drake for Treasurer and Gay Baker seconded. The board voted and unanimously agreed. Carey Drake is our new Treasurer.

The board welcomed all new members.

**Security:** Officer Win Ragon shared the December Security report. There were some questions asked by board and members and security under pump house. Officer Win Ragon shared that the security report is not published in minutes or newsletter. The HOA money goes to 24/7 help in Village Green and please call 865-335-3652.
There was an i-pod found off Governors Lane and Officer Win Ragon has it if anyone is looking for their i-pod please call Officer Win Ragon.

**Pools:** Pools were discussed. Planning on both pools opening in Spring. We need to fix scales. Rich Cataldi is planning on passing out pool cards starting at the next Village Green meeting. Mr. Cataldi shared members were welcome to stop at his home to pick up new color coded pool cards. This year the pool cards are a different color.

**Treasurer:** Vice President, Rob Eddins, shared report. The Treasurer report was reviewed. Budgeted and actual income was shared. Rob Eddins shared that the budget was in the red before Kristi Hulsey joined as President in 2013 and while serving for three years has been in the black. Barbara Lamb found someone to audit 2014 and will provide a written evaluation.

**Assessments:** 2016- there are 218 paid year to date. January 31st will be late date. There have been letters sent out on Assessments.

**Buildings & Grounds:** There was a reminder that a letter to neighbors that share open field in Village Green went out informing neighbors that the landscaper’s piece of equipment is too big to go over the walking bridge. In past years there has been a home that has allowed equipment for Landscaper to mow the open field for Village Green. The letter went out alerted neighbors around the open field that we cannot get back to mow area. Landscaper Luke’s equipment is designed not to rut or hurt lawns. The field being mowed between Russfield and Bellfield was discussed. The board sent out letters end of October discussing how our Landscaper has to have permission from one of the neighbors to be able to access property to be able to continue to mow. Tim Doyle shared that there have been reports of rats, mice, and snakes in this area.

**Clubhouse:** Please welcome Mark Baker to the board. Please contact Mark at 406-6883, tnbakersecharter.net to reserve the Clubhouse.

**Social:** Welcome Martina Hajkova to the board. The board is excited for the next event to come. There were members that shared they would love to help Martina.

**Tennis:** Welcome John Ham to the board. Mr. Ham shared a detailed handout of the new tennis board position.

If tennis court keys are lost and you need another key, there will be a fee of $2.50, to cover the cost of making the key. Tennis gates are in good state.

**Adjourn:** The board thanked the new board members for stepping up and took a moment to remember the work of Kristi Hulsey, Barbara Lamb, and Marsha Cass. Being no further business to come before the board at this time, the meeting was adjourned at 9:05 pm.