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

The meeting was called to order at 8:00 p.m. by our President, Brent Watts.

Attendance was as follows:

Brent Watts  President  
Rob Eddins  Vice President  414-0609  VicePresident@villagegreenweb.com  x
Gay Baker  Pools  405-6758  pools@villagegreenweb.com  x
Rich Cataldi  Pools  966-4677  pools@villagegreenweb.com  x
Jeff Wingard  Assessments  675-2024  Assessments@villagegreenweb.com  x
Carey Drake  Treasurer  407-637-1850  Treasurer@villagegreenweb.com  x
Tim Doyle  Buildings/Grounds  755-3815  BuildingsAndGrounds@villagegreenweb.com  x
Mark Baker  Clubhouse  406-6883  Clubhouse@villagegreenweb.com  x
John Ham  Tennis  966-2537  tennis@villagegreenweb.com  x
Martina Hajkova  Social  
Jessica Taylor  Secretary  437-9634  Secretary@villagegreenweb.com  x

Others Present:
Tim Finnegan
Mike Skeen
Cheryl Arthur
Dan Kalcevic
Clayton & Carolyn Edwards
Gordon Ridenour
Robert Rinley
Bob Arthur
Shawn Raines
Officer Win Ragon

Welcome and Introductions- Village Green members were welcomed by President, Brent Watts. The board voted and approved the minutes from the June 12, 2016 meeting to be published. The President went down the sign in sheet and asked each person if there was any business to discuss.

Member Items: Facilities Committee, Tim Finnegan, proposed assessment increase looked at state of facilities. Tim Finnegan voiced that pools are at life expectancy but are good for the moment. There are some different options and his team has gathered facts and let facts guide the team. The Facilities team continues to gather pulse of the neighborhood. The past eight months, facilities team has looked at facilities problems. The facilities team recommended an increase of $200.00 to be used on facilities operating budget. The board voted and approved to send out proposal of Binding Resolution August 1st, to look at raising Assessments $200.00.
Cheryl Arthur, over the by-law committee, explained what the by-law committee has worked on and who the members were. The by-law committee was formed because the board did not have confidence in our current by-laws. The by-law committee read the by-laws. Cheryl explained other by-laws in other neighborhoods and found out what neighbors concerns were. There are a few decisions to be made. There are some state compliance issues in by-laws.

**President:** Brent Watts reviewed that the board approved via e-mail umbrellas to be purchased at Village Green Pools. Hiring was discussed and approved by board via e-mail.

Our President Read out loud the new revised by-laws to vote on in the meeting.

**Article II**

**Section 1.** Offices. the initial principal office of the Association in the State of Tennessee shall be located in the County of Knox.

**Section 2.** Registered Agent. The address of the Registered Office of the Association is our attorney. The Association has designated and shall continue to have a registered agent in the State of Tennessee. If the registered agent resigns or if for any reason unable to perform his duties, the Association shall promptly designate another registered agent.

**Article X.** Directors Meetings

**Section 1.** Timing. A regular meeting of the Board of Directors shall be held on the second Sunday of each month. The Board of Directors may, by resolution, change the day of holding such regular meeting. Notice of such regular meeting is hereby dispensed with.

**Section 2.** Special Meetings. Special meetings of the Board of Directors shall be held when called by any officer of the Association or by any two Directors after not less than three (3) days notice to each Director.

**Section 3.** Waivers and Consent;Notice. The transaction of any business at any meeting of the Board of Directors, however called and noticed, or whenever held, shall be valid as though made at a meeting duly held after regular call and notice if a quorum is present, or, if either before or after the meeting, each of the Directors not present signs a written waiver of notice, or a consent to the holding of such meeting, or an approval of the minutes thereof. All such waivers, consents, or approvals shall be filed with the corporate records and made part of the minutes of the meeting.

**Section 4.** Quorum for Board. The majority of the Board of Directors shall constitute a quorum.

**Article 12.**

**Section 3.** Notice. Except as otherwise provided in the Restrictions, notice of any meetings shall be given to the Members by the Secretary. Notice may be given to the Member either personally, or by sending a copy of the notice through the mail to his/her address appearing on the books of the corporation. Each member shall register his/her address with the Secretary, and notices of meetings shall be mailed to him/her at such address. Notice of any meeting, regular or special, shall be mailed at least ten (10) days but not more than sixty (60) days in
Article XIV. Books and Records
Section 1. The association shall keep as permanent records minutes of all meeting of its Members and Board of Directors, a record of all actions taken by the Board of Directors in place of the Board of Directors on behalf of the Association. The Association shall maintain appropriate accounting records and a record of its Members, in a form that permits preparation of a list of the names and addresses of all Members (including electronic mail addresses, if available), in alphabetical order showing the number of votes each Member is entitled to vote. The Association shall maintain its records in written form or in other form capable of conversion into written form within a reasonable time. The Association shall keep at its principal office a copy of its Charter or Rest

**Vice President:** Rob Eddins shared information on by-laws operation. There was discussion on board approving before goes to the members. Members present in meeting shared input about state laws. Out of date by-laws were discussed. Richard Cataldi recommended we get the neighborhood consensus and how each one would like us to vote. Richard Cataldi suggested we get a letter to the neighborhood and get vote on accept or not accept. The board talked about being compliant with the state. Rob Eddins shared we have to change by-laws up to state law.

**Pools:** Maintenance talked about and Gay Baker and Richard Cataldi shared information on pool when Tim Finnegan, Facilities chair, presented.

**Security:** Officer, Win Ragon, shared scams going on door to door. No trespassing signs discussed. Tim Doyle shared. Speed issues discussed. Lifeguards discussed.

**Treasurer:** Treasurer report shared.

**Assessments:** Jeff Wingard shared assessment information and shared that assessments if done monthly would be very hard.

**Buildings & Grounds:** Tim Doyle and crew will be painting the fence at the Monticello Pool. The board thanked Tim Doyle and volunteers for making our pool looked nicer.

**Clubhouse:** Please contact Mark at 406-6883, Clubhouse@villagegreenweb.com or Jan Green at 966-1348 to reserve the Village Green Clubhouse.

**Secretary:** My girls are really enjoying the Lil’ Gators swim lessons.

**Tennis:** Pictures are posted on website with new signups for summer session. In June, 200+ feet of cracks at Monticello courts were cleaned, filled with a special concrete mix and the surface was colored and lines painted. Work was done by four resident VG tennis players including Ann Ham, Mike Williams, and Bart Kaserman. Cost to VG=$0.00

**Adjourn:** With no further business the meeting was adjourned 10:31 p.m.