

**ANNUAL MEETING OF
THE VILLAGE GREEN AT THE VALLEY CLUB
HOMEOWNERS ASSOCIATION, INC.
STREAMSIDE CLASS A MEMBERS**

OCTOBER 15, 2025

MINUTES

PRESENT: Janet George – President
John Taylor – Secretary/Treasurer
Don Schollander – Director – Zoom

OTHERS:	Owners Present <i>(See Attached Listing)</i>	Owners on Zoom <i>(See Attached Listing)</i>
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MANAGERS: Sharon & Chuck Williamson

CALL TO ORDER

Janet called the meeting to order at 2:00 p.m.

ESTABLISH A QUORUM

A quorum was established with 27 or 62.79% of the Streamside property owners represented in person, by proxy and on zoom conference call.

READ AND APPROVE 10-16-2024 MEETING MINUTES

Chuck Williamson reported that during the property management company transition the minutes from the October 16, 2024 meeting of the members were not properly prepared. The information made available to management consisted of notes drafted by Kathy Pruitt. Those meeting notes will be made available for owner review. Any comments or questions in regard to the notes taken can be addressed by the Board of Directors and Management. The reading and approval of the 2024 annual meeting minutes were waived.

PRESIDENT REPORT

Janet George welcomed those in attendance. She reported that a significant achievement in the past year was to have Streamside HOA representation on the VCHOA Road Committee. Streamside owner, Fred Bates, was selected by the Board to represent Streamside on the roads committee. Cynthia Wolley has been appointed The Valley Club representative to the VCHOA road committee. The road improvement expense budgeted in 2025, for the planned Valley Club Drive renovation, was rescinded by the Board during the year given the uncertainty surrounding this project. Janet informed the owners their dues may be increased if the Valley Club Road renovations move forward in 2026.

The dead trees along Streamside Drive were replaced; however, a couple of new trees were damaged by Elk and may again need to be replaced in the spring.

The July gathering of the Streamside owners was not held this year. The Board has authorized management to contact party planner to make preparations to have the owners gathering next summer.

COMMITTEE REPORTS

Architectural Design Review Committee – Ann McClelland reported on the following:

Tree Replacement and Pruning – Ann presented photographs of damaged trees and common area bridges for owner review. She stated that at least two trees need to be replaced as a result of Elk damage. In an effort to prevent rodent damage in the winter, Ann proposed for Board approval the use of plastic tree trunk protectors. Ann suggested that the damaged trees could be transplanted to lot J. She is recommending that in the common area where some trees have grown into one another be pruned next summer. After discussion, ***MOTION: Janet moved to approve the purchase of tree trunk protectors for the new trees planted along Streamside Drive, the motion was duly seconded and unanimously approved.***

Common Area Sprinkler Damage – Ann reported that the corner lawn area at the north entrance to Streamside drive does not have a smooth turning radius and cars often run over the sprinkler heads in this area which causes the area to flood when the irrigation is activated. She is recommending the installation of compacted gravel along the corner edge.

Common Area Bridges & Paths – Ann explained that the common area bridges have been damaged by mowing equipment driven over the wood structures. She expressed that this project has been scheduled for repair for over a year. She suggested that the cost of repair be at Webb Landscaping's expense since the damage is a direct result of their equipment operators. Suggested solutions include the use of a metal edging and/or an engineered wood product which may hold up to equipment traffic better than wood. Ann stated the gravel paths in the common area need more attention from Webb to control weeds and maintain width of the paths.

Construction Fencing & Common Area Repairs – Ann reported that the ADRC will review the requirements for construction fencing during the home building process. The construction fencing installed on lot 10 was often in disrepair, hanging down and unsightly. The use of a rigid fencing product similar to that used on construction sites within the VCHOA may need to be required for Streamside. Ann explained that common area landscaping along the roadways and adjacent lots are to be repaired and restored when construction is complete.

Vehicle Parking Restrictions – Ann requested that owners be courteous to their neighbors and voluntarily adhere to the parking restrictions. The parking of vehicles on the lots is limited to two vehicles and there is no overnight street parking. Construction worker vehicles are limited to the construction site, various parking pads along Streamside Drive, and on adjacent lots with the property owners permission. Construction parking along the street is limited to one side of the street during the day. Those in attendance expressed that parking compliance should be encouraged rather than using strict enforcement procedures unless absolutely necessary.

Waterfall Structures – Fred Bates asked if there was any consideration given to softening the stark appearance of the concrete waterfall structures. He suggested the use of landscaping on the front side of the structures to soften the overall appearance. Owners in attendance discussed the concept and concluded that many owners like the appearance of the concrete structures and that any landscaping installed would require ongoing maintenance and expense. It was concluded that the structures should remain as they currently exist.

Agave Oversight Committee – Chuck reported that the Board approved the formation of the Agave Oversight Committee. The purpose of the Committee is to allow the Agave Condominium Owners a means for managing their property. The owners have met twice this year to discuss various issues of concern and improvements they may want to accomplish going forward. The Agave Condominium Association has its own bank accounts and now operates independently. The Agave owners have briefly discussed separating from VGVCHOA and operating independently from Streamside; however, the owners are hesitant due to the potential legal costs which may be incurred. Janet suggested that if Streamside would like to pursue a separation, Streamside may need to consider doing some of the legal work. Mr. Rutherford asked about the common area adjacent to the Agave Condominiums. It is his understanding that the property is owned in the name of a defunct LLC and if true, should be transferred to VGVCHOA. Management will review and report at the next meeting.

Road Report – VCHOA Road Committee – Streamside representative, Fred Bates, reported that VCHOA has a very competent road committee. He explained that VCHOA could not achieve the

50% approval vote requirement from the VCHOA membership because the County agreement is too onerous. The County agreement contains a significant bond requirement, project oversight demands and a VCHOA's commitment to maintain the road in perpetuity as the County determines appropriate. The Committee Members concluded that the current agreement is unacceptable and that they would like the County to make the necessary repairs at VCHOA expense. A Committee member will be meeting with a County official to propose this plan. John Taylor suggested that if the County does do the road work, then an agreement will need to be coordinated between the three entities because the payments should be made directly to the County and not VCHOA.

FINANCIAL REPORT

John Taylor reviewed the financial statements with the owners and stated that the overall financial health of Streamside Association is very good.

Balance Sheet - The balance sheet now shows the Agave Condominium operational and capital reserve funds separate from the Streamside cash accounts. Portions of the Operational and Capital Reserve cash on hand have been invested in short term US Treasury Bills. The Accounts Receivable are primarily Agave Owners who are making payments; however, there is an \$8,000 Agave receivable from 2017 that appears to have not been collected when the condominium was sold. That receivable will be written off as a bad debt at yearend.

Profit & Loss Statement – John explained that tax preparation is over budget as a result of accounting cleanup required when the book and records were transferred to new management. The domestic water and sewer are over budget due to making necessary repairs. The shared expenses with VCHOA are over budget as a result of paying a large portion of the 2024 expenses in 2025. Streamside refused to pay VCHOA without proper documentation on the expenses incurred. The Club View Drive reconstruction cost of \$86,901.05 is shown in the operating expenses because the funds collected were initially part of the operational budget. The Club View Drive reconstruction expense was paid from road improvement funds previously collected. John reported that the Club View Drive and the Streamside roadway tree replacement expenses were paid from capital reserves and not included in the budget. If those expenses are removed from the actual operating expenses, we are approximately \$80,000 under budget.

Capital Reserve Expenses – John explained that Agave paid for exterior painting from their own funds and the \$21,706.27 represents the amount paid to replace the trees along Streamside Drive.

John informed the owners that the Capital Reserve and Operational budget will be reported as separate reports in the future for clarity and to better track the income and expenses.

OLD BUSINESS

Website Update – Chuck reported that the Streamside Association has a new website. Owners have access to meeting minutes, financial reports, governing documents and insurance information. The website address is <https://Streamsidehoa.online>. The new website has a restricted "Residents Page" which requires a password to access. The residents page contains the contact information for all the property owners. The current contact information table does not display very well on cell phones and tablets. Management will get this corrected as soon as possible. Owners can get the password by emailing or calling the property manager. Chuck requested that if owners have nice pictures of Streamside, which can be posted to the website, to please send photos to management.

NEW BUSINESS

Nonconformance of Residential Homes & Easements - Jack Rutherford reiterated his understanding that many homes with their placement on the lots within Streamside are nonconforming to County building codes. While he is not able to offer any solutions, he wanted to make owners aware that the County may not approve structural additions to nonconforming

residential homes. In addition, Mr. Rutherford informed the owners that common area easements filed with the County are not shown on the official subdivision plat map.

BOARD ELECTIONS

Janet thanked Don Schollander for his time on the Board and commented that his participation has been invaluable to the Streamside membership. She informed the owners that it was Don's desire to step down at the end of his term. Don's position on the Board will be filled by Becky Jackson Bates who is very qualified and running unopposed.

Nominations were opened.

MOTION: John Taylor moved to approve the nomination of Beck Jackson Bates, Fred Bates seconded, and the motion was unanimously approved.

Owners were asked if there were any other nominations, and hearing none, a motion to close nominations was made as follows: ***MOTION: John Taylor moved to close nominations, Janet seconded, and the motion was unanimously approved.*** Becky Jackson Bates was elected by unanimous consent.

Adjournment

With no other business, Janet adjourned the meeting at 3:45 p.m.

Respectfully Submitted,

Chuck Williamson
Recording Secretary