

VILLAGE GREEN VALLEY CLUB HOMEOWNERS ASSOCIATION
APRIL 2, 2025

DISCUSSION NOTES:

The VGVCHOA Board Members gathered to discuss the results of the VCOA Board meeting in regard to the Valley Club Drive roadway and possible survey of the Streamside owners. On April 2, VCOA held a regular Board meeting at which time the Board members met with County Commissioner Lindsay Molleneaux to discuss the Valley Club Drive maintenance and reconstruction responsibilities.

Chuck and John Summarized the VCOA Meeting as follows:

VCOA Board members expressed their concerns about the construction agreement requirements for a completion bond and future road maintenance oversight by County at VCOA expense. They discussed the possibility of petitioning the County for converting Valley Club Drive to a private road and/or reverting all maintenance back to the County.

VGVCHOA Board members discussed the cost sharing obligation of the Association to participate in the roadway reconstruction. John expressed that should the roadway be taken private that the maintenance agreement may no longer be valid since VCOA would be acquiring a capital asset without all the owners approval. **Without further legal review, Janet was not sure that would be the case.**

After discussion, John Taylor was asked to write a letter putting VCOA on notice that they could not bind VGVCHOA to a shared maintenance agreement if they acquire Valley Club Drive as a private road.

John proposed a possible survey of the members to gather input from the VGVCHOA on how the Board should proceed with regard to Valley Club Drive. After discussion, Board members agreed that a survey of the owners was premature regarding the issues surrounding Valley Club Drive given the complexities and uncertainty of any action proposed by VCOA. Chuck suggested a presentation be prepared for the June Board meeting after which the owners input could be solicited. This would allow VCOA time to meet with the County Commissioners after which more information may be available. Chuck was asked to prepare a newsletter to inform the VGVCHOA members of the recent developments regarding the Valley Club Road matters.

Janet asked Chuck to remind the owners in the newsletter that the dues have been reduced in 2025 by eliminating the roadway improvement expense based on the roadway information from VCOA.

Board members briefly discussed Mr. Rundell's (owner of lot 43) request to waive the finance charges applied on their past due account. After discussion, they determined that the Association should adhere to their collection policies as defined within the governing documents. Chuck will notify the Rundell's of their decision.

Discussion concluded at 4:05 p.m.

Respectfully Submitted,
Chuck Williamson
Recording Secretary