

THE VILLAGE CONDO ASSOCIATION

Minutes of December 17, 2024

Members: S. Hevelhurst, S. MacDonald, R. Malone, L. McCrea, G. Oom, and J. Heft-Russell

Members absent: N/A

Guests: K. Nellis

Meeting called to order at 6:32pm.

Approval of Agenda: no additions or corrections. Moved to approve agenda L McCrea, 2nd by R. Malone.

Co-Owner Comments: N/A

Minutes from the meeting of Oct. 8, 2024, previously sent via email. Minutes stand as presented.

Financial Manager report: R. Malone presented/explained report as presented. There was an \$8000 payment made for deck replacement and a \$10,700 payment made for the seawall.

Administration Report: R. Malone; 11397 Pebble Drive (aka Arendsen's) sold to Angelica Moe, closing on December 27th.

Building and Grounds Report: sent electronically. Assistance from D. Carrell, R. Malone, S. Hevelhurst, and C. Gulker repairing/renovating ventilation to prevent ice buildup on some of the older units.

President's report: S. MacDonald

- Waste bads (Fall clean up): funds were saved since Zehn's emptied the purchased waste bag at least three times. Zehn's is using this for compost (a win-win for all).
- Speeding addressed with a new renter.
- Individual walking two dogs: 1) gentlemen walks a co-owner's dog with his own; 2) gentlemen does not live here. There is no violation of two dog rule.
- Zehn's is still planning to install the seawall but waiting for state permits to be issued.
- Zehn's has plowed twice this year: first time one of the plows backed into a light pole (Zehn's will replace) and second time they came back to adequately shovel the sidewalks.
- The water quality report received and to be posted on the website. The water quality in both ponds is fine.
- Tru Green Contract signed/renewed for next year.

Board Member Comments: question asked concerning how decision will be made to request additional plowing of roads (i.e. specifically when slush has built up). Response: depending on what the next day's weather will be.

Old Business: N/A

New Business:

Approval of Kay Nellis as the seventh board member.

- Rationale: we have one opening for a trustee on the board, and Kay submitted her written interest for the position.

- Motion to approve K. Nellis as recommended by S. MacDonald. Moved by G. Oom and 2nd by R. Malone. Motion passed. Welcome Kay to the Board.

Meeting adjourned by 7:12pm

Next regular board meeting February 11, 2025, beginning at 6:30pm at 11390 Ripple Dr.

Followed by April 8, 2025, June 10, August 12 and finishing with the annual meeting in October 2025.

Respectfully submitted by Linda McCrea, Secretary

DRAFT