

## Minutes of December 3, 2017 Board Meeting

### Members in Attendance”

Matt Tortorice - President  
Lee Yarbrough - Vice President  
Corey Thomas - Treasurer  
Harold Uthall - Secretary  
5th Position - Vacant

### Agenda:

Minutes Read from previous meeting  
Update from Darrel Pittard, subdivision developer  
Existing pool will remain  
Possible upgrade to tile or hard side pool (no pool liner would be needed)  
Adding a second clubhouse 2-3 times larger than existing clubhouse  
Adding a junior size Olympic pool (75’x35’)  
New type of home loan, construction permanent, with 100% financing

### Discussions:

Flooding in yard 802 Kent Dr will be repaired  
Parking in Village will be enhanced by making 2 lots into parking area  
Paint mail boxes and numbers need to be more visible  
Whether being on the Sewer is required was discussed.  
Existing pool  
    New tile liner/hard sided  
    Lighting  
New Development  
    Repair existing pool  
    New pool to be built in 1-2 years with new clubhouse  
    Location of new pool and clubhouse???  
New facilities may require a raise in HOA fees for upkeep, taxes, and insurance

Attendance at meeting about 30 homeowners

### Additional Detail:

Darrell Pittard has changed the plan from increasing the size of the current Pool to building a second Clubhouse and a Jr. Olympic Gunnite Pool in the back of the Neighborhood. He will repair/upgrade lining of the existing pool and the Board will meet with him to get more information at the beginning of 2018 and set a time line for the new improvements.

Darrell’s plans were changed by pressure from new builders to locate the pool closer to their new homes in Phase 10 & 11. He has contracts with them that include the improved clubhouse and Pool, therefore we are not the only driving force behind getting a new pool.

It was discussed whether to pursue legal action based on the contract, but that would ultimately incur legal costs with very little to gain. The positive spin is that the Pool is

still operational and we have protected our interests.

A concern was raised as to whether the new facility would cause dues to be raised. No promises can be made, but the Board hopes that the new homes dues will offset the additional costs of another clubhouse and Pool, but at the time we will have to get quotes and look at the budget and evaluate the costs. No increase will be made without first having a meeting to discuss it further.

Darrell discussed further plans for expansion of the neighborhood in the future and is pursuing purchasing additional adjoining land to further increase the size of the neighborhood.