

VCC Board Meeting March 7, 2021 at 2 PM

The meeting was called to order at 2PM by Ron Lips President
Jim Marshall seconded opening of the meeting

Board members attending:

Ronald Lips, President
Jim Marshall, Vice President
Craig Schroeder, Treasurer
Pat Nothnagel, Secretary
Rick Gance, At Large

New Business

The quarterly meeting for VACC residents will take place on March 27th at 10 AM via Zoom hosted by Excel Management. An agenda will be emailed separately.

Excel will prepare Financial Reports to be read at this meeting including 2020 end of year reports and the first quarter reports.

The 2021 VACC Budget will be finished and presented at the March 27th meeting of VACC homeowners.

Discussion by Excel of their new system an online Portal that provides up to date information and requests for our community. The board has previewed the system and believes it will be extremely useful to everyone.

The Board has tabled discussion on the dues for 2021 and is in the process of obtaining quotes from vendors to provide the best services available while maintaining cost structures.

The Dues will continue at \$643.75 per quarter until the board can establish hard numbers on exactly what our expenditures are going to be.

The following items are presently being reviewed and investigated.

Community Insurance to include possible Wind coverage. Pat Nothnagel has made inquiries and hopes to be able to provide some details at the March 27th Meeting.

Jim Marshall has been working on obtaining contract services from a law firm, specializing in HOA's in the tri state area.

A review is also underway on the Reserve Study. It has been updated yet we believe there are considerations not being taken into account that need to be addressed. One easy one is useful life of the plastic mailboxes which are definitely in need of replacement on a lot of homes. There are additional ones and we intend to explore life spans and the reality of them listed in the study.

Sposato has been signed as our contractor for Landscaping and Snow removal. We are now assured of quality work being performed. The community has already picked up from some of the work they have already performed.

The Board realizes that not everyone is here every week, yet lawns need to be watered to keep from burning out and requiring reseeding or sodded. This is each homeowner's responsibility; timers are available at Lowes and can be set up to avoid problems.

We have moved on and signed with a new contractor for the pool this year as the previous firm left a bit to be desired in their follow up. We decided on Cannon Pools after receiving quotes, and believe they will do a fine job as they came highly recommended by other developments who also contract with Excel for their HOA administration.

We anticipate opening the pool Covid 19 restrictions permitting, based on dates and guidance the State of Delaware will be providing. We will keep everyone informed and would like comments from residents regarding their use of the pool and limited times being provided last year

Tom Petersik and Rick Gance are reviewing details of the Reserve Account and Study and will be making recommendations based on their findings.

Mark Dieste has agreed to chair the ARC Committee and has already been involved with screening some contractors and obtaining quotes for future items we as a community will need to address.

Ron Lips and Craig Schroeder are maintaining the Dog Stations and also working on Pool repair quotes on the gate which is unfortunately broken once again. Quotes for these repairs are being obtained and will be provided shortly.

We need a chair for the Beautification, Planting and Social committees, Pool monitoring, Book Club, and Walking clubs. Anyone interested in helping out, please contact any member of the board.

We are also monitoring Banks Package Store and their plan to enhance their storage space with a new building. While still in the planning stage, we are counting on them as good neighbors to be considerate of appropriate landscape and noise levels.

Along these same lines, an open dialogue is taking place with Lords Landscaping regarding their growing tents which detract from the view of our members who live along Daylily Drive. Lords Nursery has already built a berm, however additional landscaping needs to be provided and is under discussion.

Ronald Lips has stated that he wants this Board to openly interact with the community and looks forward to speaking with all members of the community about concerns, issues or ideas they may have to offer.

A motion was made to adjourn the Board of Directors meeting at 3:15 PM and seconded by Jim Marshall.