

**Vicksburg Commons Homeowners Association  
Minutes of Meeting  
February 18, 2009**

The Meeting was called to order by Dave Stone, President of the Board at 7:06pm.  
The sign in sheet showed the following members present:

Dave Stone; Norma Bellcoff; Brad Carter; David Pavlow; Don Burroughs; Paul Schmidt; Chris Medon; Greg Frese; Jim Blume; Teresa Draper; Todd Patnaude; Greg Bridenbaugh; Wayne Eastby; Mark Massey; Lisa Millington.

The following agenda was followed

- \* Sign in sheet & other information at front table
- \* Call meeting to order
- \* Welcome/Introduction
- \* Adoption of agenda
- \* Reports of Officers
  - \* Financial Business
  - \* Approve 2009 budget
- \* Reports of Committees
  - \* Events - Teresa Draper
  - \* Communications - Chris Medon
  - \* Landscaping - Norma Bellcoff
- \* New Business

**Financial Business**

The Financial Oversight officer noted that a future audit of VCHA records and checkbook will occur and will notify the board of final review. (Attached)

The proposed FY2009 budget was read by the president (budget attached). President Stone explained each line item in the budget and discussed the need for future projects, such as spotlighting Manassas monument. Discussion moved toward the procedure for budget distribution and expense access for future growth and development. President Stone reviewed the additional cost of the light and sign project and budget over-run. Don Burroughs moved, seconded by Paul Schmidt, to adopt the budget as presented with the addition of moving 5000.00 toward Community Growth and adjust reserve accordingly.

The vote was taken: unanimous. MOTION CARRIED

**Committee Reports**

**Events Committee** - Chairwoman Teresa Draper discussed the need for establishing an event calander and is seeking a chairperson for main events. Norma addressed the possibility of a Caroling Fundraiser to coincide with the holiday lighting competition. Teresa had been researching the cost of purchasing a Community Announcement Board. The cost is estimated at \$120 per board, not including shipping expense.

**Communications Committee** - Chairwoman Chris Medon discussed the upcoming May newsletter and the possibility of the Communications Committee taking over the maintenance of the community website.

**Landscaping Committee** - Chairwoman Norma Bellcoff raised concern over the Bradford pear tree that was severely damaged. It is determined that the trees are to be replaced individually as needed. Interest was shown in the future of Governors Parkway entrance and whether a monument will be established. Mr. Eastby raised concern about the lighting along Governors Parkway/VC entrance. Action to the President for lighting updates (Governors Prkwy & along Manassas). Norma presented a proposal to repair the retention basin. Discussion concerning estimates and budget allowance.

RESOLUTION FY09-1 was read by President Stone.

**RESOLUTION ESTABLISHING VOTING PROCEDURES FOR CHANGING THE AMENDED COVENANTS AND RESTRICTIONS**

WHEREAS, the Homeowner's Association Board of Directors recommends the adoption of an Amended Covenants & Restrictions; and

WHEREAS, sixty-seven percent of the lot owners must agree to change the Covenants & Restrictions; and

WHEREAS, it is appropriate for the Association to establish a voting procedure for this change; and

WHEREAS, the following information must be sent via 1<sup>st</sup> class mail to each lot owner:

- 1) A cover letter explaining the need for change
- 2) A report listing the changes from the old Covenants & Restrictions to the Recommended Amended Covenants & Restrictions
- 3) A copy of the Recommended Amended Covenants & Restrictions
- 4) A post card ballot stamped with a pre-addressed return address with lot owners name, address & lot number
- 5) A copy of this resolution

NOW, THEREFORE, BE IT RESOLVED each lot owner will either vote yes or no for this change. Every lot owner is encouraged to vote via the post card ballot. All lot owners that do not return the post card ballot will be considered a yes vote.

BE IT FURTHER RESOLVED all ballots must be postmarked no later than 118 calendar days from the date of the cover letter. The 18 days must include 2 weekends (Saturday & Sunday).

APPROVED AND ADOPTED at the Annual Meeting of the Vicksburg Commons Homeowner's Association located in the City of Edwardsville in the State of Illinois this 18<sup>th</sup> day of February, 2009.

S/ Dave Stone

President

S/ Lisa Millington  
Secretary

Wayne Eastby moved, seconded by Chris Medon to adopt it. MOTION CARRIED.

It is also agreed that postcards are to be addressed to Lot Owners only and not residence. Postcards are to be addressed with a "Do Not Forward" field.

\*\*BE IT RESOLVED that any proposal for changes in the Covenant and Restrictions shall be open for explanation, discussion and refinement at a meeting for all lot owners that is announced by mail at least ten days in advance.

Motion amended to include changes to resolution, denoted by asterisk.  
Vote taken: Unanimous.

Vote to approve Motion and Amendment: Unanimous. MOTION CARRIED

### **Other Comments**

It was suggested that the fountain pump have the timer adjusted and to also have a sensor for rain, so it will not be running during a downpour.

### **Close of Meeting**

Paul Schmidt moved to adjourn the meeting. Meeting was adjourned at 9:04pm.