

Minutes of the 2011 Annual Meeting of the VPM Homeowners Association  
Held on November 8, 2011

President Linda DeGrand called the meeting to order and introduced the members of the 2011 HOA Board of Directors: Chris Yetter, Robert Winchester, Marty Aaron and Gail McDonald. Twenty-seven residents of the VPM attended the meeting. The minutes of the previous meeting were approved unanimously.

President DeGrand reviewed last year's activities and accomplishments. A copy of her power point presentation can be found at [www.pilotmillonline.com](http://www.pilotmillonline.com)

The high points include:

- 1--The Blount Street alley re-engineering and paving is completed.
- 2--Replenishing the reserve fund is ahead of schedule.
- 3--Mulching project is accomplished under budget.
- 4--Community Watch project is begun and signs are ordered.
- 5--75% participation is achieved for endorsing paperless reporting of HOA communications.

Biff Eller, Association Manager, of Kohn-Ell, the management company, reported on last year's expenditures and reviewed the proposed budget for next year. Mr. Eller reported that the overall finances of Pilot Mill are in good shape. He reported that the Association is on target to replenish the reserve fund in one year, rather than the two-year payback plan that was adopted at the 2010 Annual Meeting. The Reserve Fund was used to pay for a curb and gutter project on the N. Blount Street alleyway in 2010, and as a result of increased contributions to the Reserve Fund in 2012 the fund is on target to be at its planned balance of \$33,106 by year's end 2011.

Mr. Eller reviewed revenue for 2012, pointing out that the anticipated total revenue of \$95,512 does not include an increase in member assessments. As part of the review of 2012 projected expense, he pointed out that community wide mulching again is planned in 2012, that an additional five area lights are budgeted to be installed in 2012 and that the annual contribution to the reserve fund will be set at its prior level of \$6,000. Projected revenue over expense in 2012 is \$1,206.

**Committee Reports:**

The Social Committee report was presented by John Monti. He announced the upcoming Holiday Homes Open House at three homes on Dec. 16th. He noted that he and Margaret Henderson wish to step down after this year. The committee needs several new members.

The Architecture Committee report was presented by Chris Yetter. He proposed an \$1100 expenditure to cover a house numbering project on the neighborhood's alleys as part of the Community Watch initiative. The funding was approved by a unanimous vote. He also called for additional volunteers to support the committee's work.

The Communications Committee report was given by Robert Winchester. The 4 members including Marty Aaron, Stephan Kiefer and Patrick Livingston were all present. Activities included conducting a survey of residents' interests, establishing an up-to-date Google group, and developing a new, independently hosted website.

The Landscape Committee report was delivered by Chris Povolny. Committee members include: Barbara Kennedy, Barbara Yde, Melinda Fine, Knowles Parker and Malcolm Brady. Chris announced that Barbara Kennedy, Chairman, and Barbara Yde had retired. A spring clean-up event is planned. He and Melinda Fine are working on a booklet which will serve as a maintenance guide to plantings in the neighborhood. In addition he proposed a hedge planting to augment the flower bed on the Blount Street berm.

#### Election of new HOA board members

Nancy Brady withdrew her name as a candidate for the Board in order to join the Architecture Committee. Therefore, Robert Winchester of 1117 N. Blount Street and Bijal Gami of 1179 Harp Street, were unanimously elected to the two open seats on the board. Winchester and Gami join Marty Aaron, of 1205 N. Blount Street, Chris Yetter of 1132 Harp Street and Gail McDonald of 1248 N. Blount Street as the members of the five-person Pilot Mill Board of Directors.

President Linda DeGrand, who is leaving the board, was commended for her excellent leadership and exemplary service.

#### New Business

Several recommendations were made including: repairing the cracks in the paving of the walking paths, reviewing placement and height of stop signs, and augmenting plantings. President DeGrand suggested that additional lighting be added to the Harp and Blount Street alleys if funding is available. Stephan Kiefer announced that he and Bob George were hosting a workshop at 1PM on Saturday, November 12th to craft holiday lighting decorations. Interested residents should bring gloves and wire snips and strings of Christmas lights. Further questions from the floor concerned houses in arrears to the HOA and prospects for a community garden. The meeting adjourned at 8:30

The new officers elected by the board for 2012 are: Marty Aaron, President, Chris Yetter, Vice President, Robert Winchester, Secretary, Bijal Gami, Treasurer, and Gail McDonald, Member-at-Large.

Respectfully submitted,  
Gail McDonald, Secretary