

Mid-Year Homeowners Meeting – Vicksburg Commons (VCHA)
Thursday, September 12, 2019
7pm
Liberty Middle School

Meeting called to order by president, Brad Allen. Homeowners present: Rachelle Bauerle, Todd Ehlen, Woody Wittrock, Eric and Summer Snow, Ralph Schorr, Rebecca Sarabia, Tracy Cook, Carol and Dan Tillman, Joanne Lawrence, Randy Harris, Wayne and Karen Eastby, Raj Kucmangi, Judy Best.

Officers and Directors present: Brad Allen, Kevin Ruzicka, Raed Armouti, Kermit Winslow, Sarah Estes, Matthew Smith, Kate Leese, Ryan Stowe. Not present: Norma Bellcoff.

Meeting called to order by Brad Allen.

Discussion occurred about detention basins and drainage issues. Complaints were expressed by some attendees about basin mowing issues and concerns were expressed about the contractor, Delkus. The wet spring and summer were mentioned as obvious cause of mowing difficulties. Also mentioned was that Delkus had reported homeowners blocking access to easements. Wayne Eastby confirmed that a prior neighbor had blocked access in the past to one access easement. Several drainage and access easements were staked out over the summer by surveyor at request of the board so as to make sure homeowners are aware of those easements. Criticism of Delkus was made by some homeowners and questions were raised about hand-trimming detention basins even if equipment was not able to get in the basins because of wet ground. Suggestion was made to add hand-trimming to the contract for next year. Some homeowners suggested looking for another contractor. Sinkholes and concerns about whether there are structural problems with basins were also expressed.

The trees along the sidewalk leading to the Middle School were trimmed over the summer by Edwardsville School District. Complaint had been made to the board and research by the HOA's attorney revealed that the District owns that out lot.

Updates were given about a possible monument at Governor's Parkway entrance and electricity at Manassas entrance. A monument at Governor's entrance is no longer an option under consideration. Madison County now controls the Governor's right of way. The county will not allow anything to be placed in the right of way. Research done by board member Raed Armouti indicates estimated costs of approximately \$100,000 if there was an attempt to construct a monument in the middle of Vicksburg outside the county right of way. Vicksburg would have to be widened to accommodate a monument, and property would have to be acquired from adjacent homeowners to accomplish. After discussion of these obstacles, consensus from homeowners was to abandon efforts.

Board member Kevin Ruzicka presented bid obtained for installation of electricity at Manassas entrance. Bid was for approximately \$8,000, which is lower than some

previous estimates. After discussion, motion was made to approve, and those in attendance voted unanimously to approve.

Board member Norma Bellcoff is working on bids for fall flowers in the islands. Kevin Ruzicka is looking into adding a float to the fountain to better maintain the water level.

Question was raised about whether there are any requirements for trimming trees next to sidewalks. Although covenants do not address this issue, some homeowners believe there may be a city ordinance that applies.

Kate Leese reported that the city will be installing some handicapped accessible ramps on some of the sidewalks.

Homeowners Joanne Lawrence and Dan Tillman volunteered to contact engineering firms to get estimates to assess detention basins and drainage areas.

Fall festival is October 19. Christmas light contest will occur again. Homeowner Tracy Cook suggested yard signs with house numbers for homeowners who are participating in the contest.

Volunteers are still needed to coordinate future yard sales.

Solicitation was made for volunteers or for candidates to run for board membership at the 2020 annual meeting.

Meeting adjourned.