

September 16, 2021  
Semi-Annual VCHA Open Meeting (Zoom)

Attendees:

Kermit Winslow  
Brad Allen  
Raed Armouti  
Don Burroughs  
Randy Harris  
Matt McFarlane  
Sarah Estes  
Kate Leese  
Samantha Smith  
Matthew Smith  
Adrienne Linden  
Jerret Batson  
Stephanie Batson  
Yan Zhang  
Karen Johnson  
Don Burroughs  
Scott Gibbons

1. Call to order – Welcome to Zoom Meeting – Brad Allen
2. Mid-Year Budget Performance Status – Kermit Winslow
  - a. Cash balance currently \$121,674 as of 8/31/21
  - b. Forecasted expenditures for remaining of the fiscal year are \$29,964, and includes \$15,000 for the six light replacement in front islands.
  - c. Estimated cash balance at end of the current fiscal year is \$91,710
  - d. There is \$4,850 open receivables not included in above numbers.
  - e. Collected ~94% of dues for the current fiscal year, which is consistent with prior years.
  - f. Based on how current year is forecasted to end, will discuss potential of decreasing annual dues during the next meeting, which is tentatively Feb. 2022.
3. Light Replacement – Front Islands
  - a. Bases look worn on five remaining light posts.
  - b. Discussed replacing all six lights.
  - c. Based on JF Electric bid, depending on light selected and if install electrical outlet at each pole, maximum price would be \$15,000.
  - d. Kermit Winslow raised motion to proceed with the JF bid, and it was second by Don Burroughs, Sara Estes and Randy Harris. Furthermore, Randy Harris raised the motion to replace all six lights with a maximum price of \$20,000. This motion was seconded by Kermit Winslow. Therefore, we will be moving forward with the second and final motion to replace all six lights at a value to not exceed \$20,000.
4. Fountain -- Jerret Batson

- a. Basin leaks. Prior repair failing.
  - b. Control valve is failing.
  - c. Decision is to winterize early and shut down indefinitely.
    - i. Will work towards having it up and running in spring 2022, but currently, contractors not interested in such a small project making it difficult to fix and or replace.
    - ii. Kate Leese did mention we might be able to obtain some 2022 grant money from Edwardsville to put towards whatever is done with the fountain.
5. Events – Sarah Estes
- a. Christmas lights contest is a go and Sarah will organize.
  - b. Fall Festival will be placed on hold due to COVID.
6. Next Meeting Date – Brad Allen
- a. No date determined as of yet
  - b. Not sure if will be another Zoom, in person, or combination. Will depend on how COVID is going and ability to obtain a safe gathering place.
7. Closing –
- a. Jerret Batson suggested sending an official letter when next meeting is determined vs. sticking notes on doors. Most likely can get YCG Accounting to send out this note.
  - b. Matt McFarlane feels we should not look into lowering dues right now. Kermit further clarified that this was only a discussion point tonight, and no decision will be made until annual meeting when a new budget is voted on.
  - c. Kate Leese gave out kudos for landscaping.
  - d. Ms. Zhang recognized the long standing board members years of service and feels that new residents of the subdivision would highly benefit to being involved. She suggested to increase meeting attendance we might want to offer coupons to those who attend for a certain dollar value off dues or for a gift card(s), or one year free dues.
8. Motion to Adjourn – Kermit Winslow raised, Brad Allen seconded.