



# Village Green Homeowner's Association

c/o RealManage, 7410 Northside Dr., Ste 230, N. Charleston, SC 29420  
Service Desk 1 866 473-2573 Email VLGGREEN@ciramail.com

## January 2022 Newsletter

**Event this Weekend:** AT&T representatives will sponsor an event to discuss their recent installation project in the **Oak Leaf and Sweet Bay** subdivisions of our community and to answer homeowner comments about the installation process. The event is scheduled for **Saturday, February 5th, 10:00 AM until 3:00 PM at the VGRA Pool Parking Lot.** Complimentary snacks and beverages will be served.

**Annual Meeting:** The Annual Meeting returned to the Methodist Church on January 19<sup>th</sup>, but with some confusion. Miscommunication between Church staff and the Pastor caused our meeting to be placed in a small room instead of the Sanctuary. The Pastor also waived mask requirements previously required, so Board members set up the small room to allow social distancing as best as possible, not knowing how many homeowners would attend. **24 attendees** arrived and met in a very crowded room.

The evening of January 25<sup>th</sup> a **Board member who attended the Annual Meeting announced in an email, "I'm just getting over Covid"**. This person was asked if they had Covid symptoms on the 19<sup>th</sup>, but only answered, "my profuse coughing that caught your attention was a symptom of an allergen in the meeting room and lack of ventilation". This person was wearing a mask at the meeting. To be cautious, RealManage **notified the Church and all 24 meeting attendees** they may have been exposed, urging them to follow CDC guidelines if they show symptoms.

**Annual Meeting Introductions:** **President Robert James** welcomed all attendees and apologized for the close quarters. He introduced **Community Manager Leidy Gray** of RealManage, then other volunteers who are Officers and Board of Director members donating their time to run the Association. These were **Board Member Judy Carlson, Board Member and Secretary Carol Dial, Board Member and Vice President Jim Woods**, plus **Board Member Lori Davison** and **Treasurer Rod MacNeil** who were absent. President James also welcomed **Jesse Olson, Manager for our new landscaping vendor STM**. A vendor had not participated in our Annual Meeting in recent memory and they are doing great work, per attending HOA members.

**Presidents Report:** President James also recognized the **HOA Committee Chairs and Co-Chairs** who volunteer their time to do the work and research for the Association. He recognized **Carol Dial and Tim Reeves** who Co-Chaired the Nomination Committee with **President James, Annabell Tichy and Joanna Babbitt** of the Social Committee and Easter Egg program (both have since moved), **Bill Gwaltney** Chair of the ARB and Co-Chair for the Social Committee Food Trucks Program, **Jim Woods** Chair of the Communications Committee (Newsetter) and Co-Chair of the Social Committee Yard Sale Programs, **Derek Blitch** as Co-Chair and Webmaster for the Communications Committee, **Pete Davison** of the Neighborhood Safety Committee and **Rod MacNeil** of the Finance/Budget Committee. He also thanked the anonymous Best Decorated Homes Committee who selects homes during Halloween and Christmas.

In addition, **Neighborhood Representatives Tim Reeves (River Oaks) and Scott Hopper (Willows)** were recognized for their contributions. While walking in their neighborhoods, these Reps talk with their neighbors and relay concerns to the Board. Sweet Bay and Oak Leaf both still need Reps.

**Accomplishments:** President James continued by naming accomplishments in 2021 in addition to the committee activities above. These include **Pond 12 erosion repair**, removal of **non-migrating geese** recommended by the USDA and SCDNR to save pond banks and remove algae blooms, the **revision of HOA Bylaws** discussed later, the eventual repair of our **entrance fountain** (the vendor had moved),

*President*  
Blake Spa

*Vice President*  
Carol Dial

*Treasurer*  
Heather Braun

*Secretary*  
Derek Blitch

*Board Member*  
Judy Carlson

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Jim Woods



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## January 2022 Newsletter – Page Two

finding a new **Webmaster** for the Village Green website and Facebook page plus upgrades to both, the **monthly Newsletter** to inform members of HOA activities, repair of **damaged entrance lights** from errant drivers, **replacement of burned out Common Area lights**, removing multiple **dead trees from the Common Area**, **new Legal Representation** to pursue foreclosures, a new **Landscaping Contract** when our prior vendor unexpectedly cancelled his contract, a **Pond Surface Height Study Committee** to establish base heights before construction of the New Village Green and Long Savannah projects and bids are currently being obtained to **refresh our Village Green entrance and subdivision signs**. A lot of Common Area repair work was done by volunteers at minimal cost to the VGHOA members. **Thanks to President James for a very busy and productive 2021!**

**Quorum:** Secretary Carol Dial and Community Manager Leidy Gray confirmed **19 valid homes were represented in the meeting, 4 proxies were received for quorum purposes only and 70 other proxies were received**. This totals 93, **exceeding quorum requirement for 10% of homeowners (639 x 10% = 63.9) minimum to have the Annual Meeting**. This also set the **majority of Meeting Quorum for Board elections and Bylaw approval at 47**. ( $93 * 50\% = 46.5$ ).

**Board of Director Election:** There were 5 Nominees from the Nomination Committee. The Board had approved nomination of 1 Director for one year, 2 Directors for two years and 2 Directors for 3 years to join 2 continuing Directors whose terms are for 1 more year. This gives balance to the Board so not all Director Terms end at the same time. No floor nominations were made. Secret ballots with write-in space were completed and tallied. Those elected were **Carol Dial (1 year term), Derek Blitch (2 year term), Heather Vick Braun (3 year term) and Blake Spa (3 year term)**. One 2 year term nominee and one write in candidate did not get the required majority of votes. **Congratulations to those elected!**

**Bylaw Amendments Vote:** Amendments to the VGHOA Bylaws had been mailed with the Annual Meeting Notice to all homeowners. A Ballot to vote on each amendment was distributed to all attendees and reviewed by President Rob James and Vice President Jim Woods to answer any questions. Secret ballots were marked and tallied. **All Bylaws amendments were approved by a quorum majority**. After filing with Charleston County, they will be posted to the VGHOA website for members to view.

**2021 Year Ending Financial Status of the HOA:** Financials were not available at the time of the Annual Meeting, but have since been published. It appears expenditures for 2021 were about 3.4% under the approved budget for 2021 and revenues slightly higher, providing an increase to our 2022 reserves.

**Election of New Officers:** A Special Board **Executive Session was called for January 30<sup>th</sup>** and was held online as Executive Sessions are not open to homeowners. Per the Bylaws, Officers must be elected at the first Board Meeting after the Annual Meeting, so Officer Elections were also held. Chairman Rob James asked for volunteers for each Board position.

Volunteers were **Blake Spa for President, Carol Dial for Vice President, Derek Blitch for Secretary and Heather Braun for Treasurer**. Having no other volunteers, each position was moved, seconded and received unanimous approval from the 5 attending Directors. One Director, Judy Carlson could not attend.

**Congratulations to our new Officers and Board Members!!**

*President*  
Blake Spa

*Vice President*  
Carol Dial

*Treasurer*  
Heather Braun

*Secretary*  
Derek Blitch

*Board Member*  
Judy Carlson

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Jim Woods