

Victor Gardens Single Family Homeowners Association - Board of Directors Meeting  
Tuesday, March 3, 2009, 6:00PM  
Victor Gardens Neighborhood Activity Center  
**Meeting Agenda**

- 1) Call to Order:
- 2) Welcome to our guest speakers
  - a) Justin Short, (*Attorney*) Partner, Kramer & Short
  - b) Brian Oakley, Civil Engineer
- 3) Approval of Minutes:

Review and approve Minutes from 1/27/09 Meeting
- 4) Resident Forum
- 5) Financial Reports
  - a) Reports forwarded by Casey Groff, Community Development, Inc.
  - b) Budget Review
    - i. Former Developer's dues: Discuss POA-Scherer's remaining 13 lots & abandonment of their "Developer" status (which in the past allowed them not to pay dues). POA-Scherer will be charged dues in the future.
    - ii. New dues system: Simplification into a two-tier approach:
      - Lots assessed for garbage collection (lots with built homes)
      - Lots not assessed for garbage collection (un-built lots)
- 6) Management Report
- 7) Committee Reports
  - a) SFV ARC Report
    - i. Architectural & Landscape Change Applications and Repair Applications for Board review (*Responsibility: SFV ARC*)
    - ii. Status update: ARC Violation for unauthorized accessory building (*Responsibility: MW*)
    - iii. Notice: All new Architectural & Landscape Change Applications should be sent to Casey Groff, Community Development Inc.
- 8) Unfinished Business:
  - a) Groundwater Issue:
    - i. Guest speakers: Justin Short & Bryan Oakley – discussion of homeowner options.
    - ii. Dennis Fields, City of Hugo's Community Development Assistant, will contact Mark Viker to arrange meeting with interested residents to discuss City and Rice Creek Watershed District's proposed options.
  - b) Signs:
    - i. New City of Hugo Sign Ordinance (adopted 3/2/09).
      1. Rachel Simone, City of Hugo's Associate Planner, has provided Board with text of new sign Ordinance see below
        1. [Link to new Ordinance](#)
        2. [Link to new Sign Definitions](#)
      2. Ordinance Enforcement:
        1. Hugo City Council discussed signs requiring City permits including real-estate directional signs and commercial signs.
        2. Hugo City Council discussed removal of signs placed in right of way or on City property.
    - ii. Non-VG builders and non-VG neighborhoods signs posted in Victor Gardens
      1. Len Pratt of Pratt Homes has agreed to remove Fable Hill signs within Victor Gardens
      2. Board discussion of removing other signs when they appear.
- 9) New Business:
  - a) Selection of a Treasurer
  - b) Discuss recent Master ARC vote for Ryland Homes
  - c) Discuss Single Family Village status within Master Association
- 10) Review of Action Items:
- 11) Next Meeting:
- 12) Adjournment: