

Valley Pond Townhome Association Board Meeting
Tuesday, April 18, 2017 7:00pm
Jaye Lawrence and Theo Durbin 1131 Heritage Drive

Call to order and welcome by Jim Pence at 7:00 pm.

Building Representatives present:

Bldg. 1: Jim Pence	Bldg. 4: Jaye Lawrence	Bldg. 7: --
Bldg. 2: Carmen Sevcik	Bldg. 5: Tim Nielsen	Bldg. 8: --
Bldg. 3: Dan Foley	Bldg. 6: Norm Watt	Bldg. 9: Gary Freking

Officers present: Jim Pence, Anita Hellie, Sherry Freking

Guests: Theo Durbin

Secretary's report: M/S/P: Tim Nielsen/ Norm Watt to approve the secretary's report as amended to:
Under Other Business: Discussion on ownership of building properties and who lives in said property: insert: *2121 Hidden Valley Road*.

Treasurer' report: Treasurer's report will be filed for audit.

Expenses: \$1,764.92	Income: \$8,115.72
Checking: 3/31, 2017: \$8,115.72	Savings: \$311,292.28 = Balance: \$398,961.77

Old Business:

Architecture Committee Report: Tim Nielsen
No report

Reminder: Annual Meeting is May 9, 2017 at 7:00pm at the High School.

Review of 2121 Hidden Valley Road Exception statement of occupancy.

The board reviewed the Amendments: Article XIV, Section 1 which specifies the living arrangements legal under the Valley Town Townhome Association. Other living arrangements need to be approved by the board. At present time, the statement drafted by Jan Foley for the living conditions of Unit 2121 Hidden Valley Road is ready for delivery to the owners of 2121 for their signature.

M/S/P: to allow President Jim Pence to deliver a letter of exception to the owners of 2121 Hidden Valley Road stating that their unit will be lived in by their daughter, for their willingness to abide by the ownership arrangements of the Town Home Association, and to sign the agreement.

New Business:

Self-Audit: the self-audit is complete and will be sent to Jim Pence who will distribute the report through email.

Committee membership has been established and will be reported at the May Annual Meeting.

Other Business:

Insurance for the Master Policy is \$28,571.00.

Adjournment: M/S/P: Tim Nielsen/Carmen Sevcik to adjourn the meeting.

Next Meeting will be the Annual Meeting on May 9, 2017 at 7:00pm at the High School.

Respectfully submitted
Anita Hellie, secretary