

Valley Pond Townhome Association Annual Meeting  
May 12, 2015      7:00 pm  
Northfield High School Upper Cafeteria—1400 Division Street South

**Call to Order and Welcome** by Jim Pence at 7:05 pm.

Association members present were introduced. The following were at the meeting.

- Bldg. 1 Dennis McClintock, Gerald and Anne Krause, Jim and Liz Pence
- Bldg. 2 Leslie Selvy, Carmen Sevcik
- Bldg. 3 Frank Balster, Jan Foley, Sandy Pieri
- Bldg. 4 Jim Johnson, Griffin Wigley, Jaye Lawrence, Theo Durbin, Chuck and Anita Hellie
- Bldg. 5 Jim Anderson, Don Starkweather
- Bldg. 6 Norm Watt, Rinae and David Noyes, Earl Crow
- Bldg. 7 Gene and Earlyne Moninger, Jim Dale, Todd and Linda Zehnder, Marylu Miller
- Bldg. 8 Myron and Arlene Dack, Julie Sydnes
- Bldg. 9 Colleen Gay, Gary and Sherry Freking

*Building 4 had the best representation. Only 1 person from their unit was missing. Congratulations.*

Jim Pence introduced the Board Members. These members are elected for one year.

M/S/P: Chuck Hellie/Colleen Gay to elect the following to serve on the board for June 2015-May

- 2016:
- Bldg. 1 Jim Pence
  - Bldg. 2 Carmen Sevcik
  - Bldg. 3 Dan/Jan Foley
  - Bldg. 4 Jaye Lawrence
  - Bldg. 5 Jim Anderson
  - Bldg. 6 Norm Watt
  - Bldg. 7 Jim Dale
  - Bldg. 8 Myron Dack
  - Bldg. 9 Gary Freking

Officers and committee members will be approved by the Board of Directors at the June Board Meeting at Gary Freking's on June 9.

**Reports:**

**Vice- president Griff Wigley pointed out that there are two email lists.** One is for board members. The second one is for all members in the association unless you want your name taken off the list. The list is there to give you a chance to interact with other association members on townhome association issues. All phone numbers and names are in protected list. Minutes are on a website.

**Treasurer Sherry Freking** went over and explained the Treasurer's report in the General Information and Policies Handbook. She also went over the Association's expenses and projected expenses for the coming years. You will find that information on pages 13-20.

M/S/P: Frank Balster/Colleen Gay to add a by-law that any reasonable payments, that do not exceed a total of \$500.00 per month, may be made at the Treasurer's discretion. All payments exceeding \$500.00 must have prior board approval.

**Self-Audit was given by Frank Balster.** His report is on page 21 in the Handbook. The biggest concern is that we have enough money to cover roofing in 2027.

**Maintenance Committee**—Gary Freking reported that the insurance policy has been renewed with the same company: Auto Owners Insurance Company.

Snow removal will be discussed at the June meeting.

Bauer reported that seal coating is due to be done in June  
Buildings 8 and 9 will be painted this summer

Carmen Sevcik had no report on the lawn mowing.

Jerry Krause reported that the roofs have been checked and that some minor repairs may need to be done.

**Architectural Committee:** Gene Moninger asked that the request form be filled out with plenty of details. Information and a copy of the form can be found in the handbook on pages 26-28.

**General Information and Policies Book.** Please take the time to go over the Insurance Information on pages 22 - 25.

**Other Business:** Plans are underway for the removal of the willow trees. The pond is due to be done in a couple of years—2016 or 2017.

Solar panels: Griff Wigley will keep us posted regarding a living room meeting for solar panels.

**Summer or Fall Get-Together:** ideas and volunteers: No discussion.

**June meeting** will be held on June 9<sup>th</sup> at Gary and Sherry Freking's

**Adjournment:** M/S/P: Julie Sydnes/ Myron Dack to adjourn the meeting.

Respectfully submitted,  
Anita Hellie, secretary