

**Valley Pond Townhome Association Board Meeting**  
**June 9, 2015      7:00 pm**  
**Gary and Sherry Freking   1900 Lincoln St. South   Bldg. 9**

**Call to Order** and Welcome by Jim Pence at 7:00pm.

**Building Representatives present:**

<b>Bldg. 1:</b> Jim Pence	<b>Bldg. 4:</b> Jaye Lawrence	<b>Bldg. 7:</b> Gene Moninger
<b>Bldg. 2:</b> Leslie Selvy	<b>Bldg. 5:</b> Jim Anderson	<b>Bldg. 8:</b> Myron Dack
<b>Bldg. 3:</b> Jan Foley	<b>Bldg. 6:</b> Norm Watt	<b>Bldg. 9:</b> Gary Freking

**Officers Present:** Jim Pence, Anita Hellie, Sherry Freking

**Other members present:** Earlyne Moninger

**Guest:** Derek Meyers, Solar Sales Consultant

**Secretary's report:** M/S/P: Jim Anderson/Myron Dack to accept the Secretary's report.

**Treasurer's report:** M/S/P: Norm Watt/ Jan Foley to file the Treasurer' report for audit.

**Special Guest:** Derek Meyer, Solar Sales Consultant from All Energy Solar, spoke with us about solar energy panels, mounting them on roofs and some issues (like shingling) involved, and the rewards benefits with Xcel Energy in Minnesota. Watch for further meetings. If you are interested contact Griff Wigley.

**Election of Officers:** President Pence presented the slate of officers and called for any other nominations. Since there were none, the slate was voted on with unanimous approval.

**Committee Members Appointed:**

**Maintenance:**

Gary Freking:    Snow removal and Insurance  
Gene Bauer:    Painting and Seal Coating  
Carmen Sevcik: Lawncare  
Jerry Krause:    Roofs

**Architecture:**

Gene Moninger, Chairperson  
Anne Krause  
George Selvy

**Nominating:**

Jim Pence, Chairperson  
Gene Bauer  
Anne Krause  
Earl Crow  
Jowane Howard

**Audit:**

Frank Balster, Chairperson  
Joe Grundhoeffer  
Susan Bauer

**Old Business: Seal Coating:** Issues that were discussed:

--**Aprons** (the concrete strip in front of your garage is your responsibility to keep in repair. Also, make sure the crack between the concrete strip and your garage is sealed as it keeps water out of our basements. *Note: It is a do it yourself project and you can get the sealer at Menard's.*

--**Damaged driveways that need more than sealcoating** are the homeowners responsibility. If you need to replace your driveway you will be reimbursed the sealcoating cost that year as your driveway will not be sealcoated that particular year.

--**Units 8 and 9 will be putting in new driveways.** M/S/P: Jim Anderson/Norm Watt to let buildings 8 and 9 go ahead and replace their driveways.

M/S/P: Gary Freking/Jan Foley that by July 14<sup>th</sup> Gene Bauer will have talked to homeowners who will need to do more extensive patching than seal coating and will then have the authority to hire the seal coaters.

New Business:

Architectural Committee: No report

Snow Removal: Gary Freking that we approach Almen's again for 2015-2016

M/SP: Jim Pence/Jim Anderson that we reimburse Buildings 8 and 9 for the amount that would have been spent on seal coating which is \$885.00.

M/S/P: Jim Anderson/Myron Dack to reimburse the cost of sealcoating for driveway replacement at \$177.00 per unit for two units which represents that would be replaced.

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

Carmen Sevcik has 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 on pages 26-28.

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