

**Valley Pond Townhome Association Board Meeting**  
**September 13, 2016 7:00pm**  
**Carmen Sevcik's 2123 Hidden Valley Road**

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

**Building Representative present:**

<b>Bldg. 1:</b> Jim Pence	<b>Bldg. 4:</b> --	<b>Bldg. 7:</b> --
<b>Bldg. 2:</b> Carmen Sevcik	<b>Bldg. 5:</b> --	<b>Bldg. 8:</b> Gary Freking
<b>Bldg. 3:</b> Jan Foley	<b>Bldg. 6:</b> Norm Watt	<b>Bldg. 9:</b> Gary Freking

**Officers present:** Jim Pence, Anita Hellie

**Guests:** David and Rinae Noyes from building 6

**Secretary's Report: Under Building Walk Around:** It should read: "In order to maintain the exterior of our buildings, we discussed hiring a building inspector to do a "walk around".

Jim Pence, not Gary Freking, is the contact person for getting names and estimates of what the charge would be for the inspection.

M/S/P: Norm Watt/Carmen Sevcik to accept the secretary's report as corrected.

**Treasurer's Report:** Gary Freking gave the treasurer's report in absence of his wife Sherry.

Checking account: \$29,831.60 Saving: \$307,103.85

The treasurer's report will be filed for audit.

**Architectural Committee:**

Anne Krause reported that no one has submitted any ideas for changes to their property.

**Building Walk Around:**

The following items were to be considered in the inspection:

Walls/siding

Windows

Drainage

Aprons/caulking between garage and apron

Gutters

Concrete base around the the driveway, corners of the house, any areas where water can run down under the house and leak into basements

Jim will have estimates to vote on at the October meeting.

Jan Foley pointed out that the new owners of Integrity House Services, LLC is Kehren.

**Pond Dredging Update:**

Jim has contacted the city about dredging the pond, but has received no reply.

**Snow Removal:**

M/S/P: Carmen Sevcik/Norm Watt that we accept the maintenance committee's proposal to hire Huerta's for snow removal at \$1275.00 per month.

**Memorial:** A thank you note for the memorial for Laverne Jesness was passed around.

**Garage Doors in Building 2:**

The garage doors in building 2 are in need of painting. Jim Pence will check when the hardy board was applied to building 2. He will also check when the painting of the garage doors was done.

We will decide in October whether we will have the garage doors painted in building 2 this fall or wait until next spring.

**Lawn spraying:** Lawns will be sprayed his fall with fertilizer. All lawns will be sprayed unless there is a "No Spraying" sign posted by the owner of the unit.

**October Meeting** will be at Norm Watt and Barbara Smith's Bldg. 6 2108

**Adjournment:** M/S/P: Gary Freking/Jan Foley to adjourn the meeting.

Respectfully submitted,  
Anita Hellie, secretary