

Valley Pond Townhome Association Board Meeting
October 11, 2016
Norm Watt and Barbara Smith—Bldg. 6 2108 Lincoln St. South

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: Jim Dale
Bldg. 2: Carmen Sevcik	Bldg. 5: Tim Nielson	Bldg. 8: Gary Freking
Bldg. 3: Dan and Jan Foley	Bldg. 6: Norm Watt	Bldg. 9: Gary Freking

Officers present: Jim Pence, Jim Dale, Anita Hellie, Sherry Freking

Other members present: David Noyes

Guests: Nick and Emma Kehren from Integrity House Services for building *walk around*.

Nick was introduced and his company's services explained for consideration for our use for the building "walk around".

Secretary's report: M/S/P: Norm Watt/Dan Foley to accept the secretary's report.

Treasurer's report: M/S/P: Jim Dale/Tim Nielson to file the treasurer's report of audit.

Expenses: \$1,752.87 **Income:** \$19,175.25
Checking: \$678.18 **Savings:** \$307,679.65 = **Balance of** \$354,357.83 as of Sept 30, 2016

Building walk around: M/S/P: Jim Pence/Jim Dale to have Integrity House do a free walk around to give each unit a list of items that need to be addressed on the outside of each of our properties. A list of items needing to be addressed will be reported to each individual unit owner. The walk around should be done by **October 31**. Items to be addressed include the following:

- Walls/siding
- Windows
- Drainage
- Aprons/caulking between garage and apron
- Gutters
- Concrete base around the driveway, corners of the house, any areas where water can run down under the house and leak into basements.
- Other as need arises.

By **November 7** each homeowner should know what items need to be addressed on the outside of his individual unit.

Old Business:

Architectural Committee report:—Anne, Norm, and Jowane
No submissions at this time.

Painting of Building 2 garage doors: M/S/P: Jim Dale/Gary Freking to hire Scott Swanson to scrape and paint the garage doors of building 2 one coat at a cost of \$1,155.00.
Carmen Sevcik and Gary Freking will oversee the project.

Pond Dredging Update-Jim Pence

No update at the present time.

New Business:

Maintenance needs determined and request for bids begins: No maintenance issues need to be addressed at this time.

Other Business:

None

Next meeting will be November 8, 2016 at Dan and Jan Foley's 2209 Hidden Valley Road.

Adjournment: M/S/P: Tim Nielson/Norm Watt to adjourn the meeting.