

Valley Pond Townhome Association Board Meeting
January 9, 2018
Jerry and Anne Krause's 2107 Hidden Valley Road Bldg. 1

Call to Order and Welcome by President Jim Pence at 7:00 p.m.

Building Representatives Present:

Bldg. 1: Jim Pence	Bldg. 4: Jaye Lawrence	Bldg. 7: Gene Moninger
Bldg. 2: Carmen Sevcik	Bldg. 5: Tim Nielsen	Bldg. 8: --
Bldg. 3: Ruth Dahl	Bldg. 6: Norm Watt	Bldg. 9: --

Officers present: Jim Pence, David Noyes, Anita Hellie

Guests: Barb Smith

Secretary's report: M/S/P: Ruth Dahl/Tim Nielsen to accept the secretary's report as corrected.

Treasurer's Report: M/S/P: Norm Watt/Tim Nielsen to accept the treasurer's report for audit.

Dec. 31, 2017 Expenses: \$2,200.50 **Income:** \$8,509.21
Checking: \$65,304.60 + **Saving:** \$366,991.75 = **Balance:** \$432,296.35

Old Business:

Architectural Committee Report: None

Meeting changes: Meetings will be held every other month--the odd numbered months.

M/S/P: Norm Watt/David Noyes to move our meetings from the second Tuesday of the month to the third Tuesday of the month. The next meeting will be March 20, 2018 at Tim Nielsen's.

Lawn Contract: Carmen Sevcik is working with Huerta's Brothers on a Lawn Contract proposal.

New Business:

Maintenance Committee: A Maintenance Analysis will be updated and a projection for 2018 will be discussed on Tuesday January 23, 2018. The report will be ready for the March Meeting.

Nominating Committee: will consist of Jim Pence, Gene Bauer, Earl Crow, and Jowane Howard

Annual Meeting is May 15 at 7:00 pm at the High School.

Insurance Policy: remains about the same as last year according to Gary Freking.

Lawn Care Bids are due in March. We discussed the pod tree situation. The question is: "Are pod tree clean ups the responsibility of the lawn care folks or is the owner responsible for cleaning up the pods? More on this later.

Committee Structure: was reviewed and we will leave the committee structure as it is for the present time.

Policies Information Booklet: Sherry Freking and Norm Watt will present any new recommendations or changes concerning policies at the March meeting.

Buildings and Grounds covered or not covered by the Association: Jaye Lawrence will make a list of items that our association covers concerning buildings and grounds, and a list of items that the association does not cover, but which are the homeowners responsibility should repairs need to be done on the property.

Self- Audit will be done by: Frank Balster, Jim Dale, Susan Bauer, and Joe Grundhoefer

Lawn Care bids: Carmen Sevcik will present the bids at the March meeting.

Dog Droppings: If you own a dog, you are responsible for cleaning up after your dog. Building representatives will contact owners who are not picking up after their dog(s). Jim Pence will do a follow up if no action takes place. Owners will be given two weeks for showing responsibility for cleaning- up after their dogs. If owners do not clean up after their dogs, the association will hire someone to do the clean-up and the owner will be billed for said clean-up.

Dish responsibilities: The person who owns the house with a dish on the roof is responsible for any damage caused to the roof or shingles by the dish.

Next Meeting: March 20, 2018 at Tim Nielsen's 1125 Heritage Drive, Bldg. 5

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

Respectfully submitted,
Anita Hellie, secretary