

Valley Pond Townhome Association Board Meeting
March 20, 2018
Timothy Nielsen's 1123 Heritage Drive Bldg. 5

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: --
Bldg. 2: Carmen Sevcik	Bldg. 5: Tim Nielsen	Bldg. 8: --
Bldg. 3: Ruth Dahl	Bldg. 6: Norm Watt	Bldg. 9: Gary Freking

Officers present: Jim Pence, David Noyes, Anita Hellie, Sherry Freking

Guests: Barbara Smith, Anne Krause, Jon Van Campen

Lynn Lodes presented information from the Farm Bureau Insurance Company for homeowner insurance that is covered by the Association. We are presently insured by Auto Owner's Insurance.

Bob and Connie Fondrup presented information from the Auto Owner's Insurance. We are currently insured under Auto Owner's Insurance.

These policies will be compared and a recommendation on which policy best serves our needs will be presented by Gary Freking at the Annual Meeting in May for a vote by the association members.

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

Treasurer's report: M/S/P: Ruth Dahl/Tim Nielsen to accept the treasurer's report for audit.

February 28, 2018: Expenses: \$ 2,701.92 Income: \$8,504.10
Checking: \$78,318.83 + Savings: \$368,298.94 = Balance: \$446,617.77

Old Business:

Architectural Report: None

Meeting change reminder: We meet the third Tuesday in the odd numbered months.

Annual Meeting: May 15 at 7:00 pm in the High School Upper Cafeteria. Please have all booklet updates and information in before April 30.

Website fee: M/S/P: Tim Nielsen/Carmen Sevcik to approve the website fee of \$16.92.

New Business:

Maintenance Analysis update and projected for the 2018 report. The Maintenance Committee, after looking over nine years of projected maintenance costs and an estimate of what projected costs might be for insurance and roofing by the year 2027 (projected date for replacing), the committee believes that we can maintain our present monthly fee of \$190.00 for this next year. This will be announce at the annual meeting.

Officers and Committee Members slated for election with two openings still available: We need:
Vice President
Maintenance person to oversee painting
All other committee members and officers will continue in their positions.

Insurance Policy Review: Gary and Connie Fondrup --Auto Owners, and Lynn Lodes--Farm Bureau reported at the beginning of the meeting. Recommendations for insurance will come from the Maintenance Committee.

Policies and Information Booklet will be reviewed by Norm Watt and Sherry Freking and changes made for the Annual Meeting.

Home Owners Assumed Responsibility Document: Because questions are raised as to who is responsible for what, Jaye Lawrence made a list concerning Lawn and Landscaping, Snow Removal, Roof Repairs, Building Exterior, Driveways and Walkways, and Everything Else so homeowners can easily locate the items they are responsible for maintaining and what maintenance items the association covers.

Booklet changes and Reprint: Any changes of Association Policies will be included in the booklet at our May meeting. Thank you Sherry Freking for getting the booklet ready each year.

Self Audit: Needs to be concluded in April.

City issues-Roads: Discussion of the repairs needed for Hidden Valley Road and a portion of Heritage Drive and Lincoln St. S. Call City Hall for needed repairs.

Lawn Care: Carmen Sevcik reported that April 15-Nov. 15 were lawn months, Nov. 15-April 15 are snow removal months. This can be tricky as to weather conditions and how available equipment is should the weather not cooperate with our chosen dates. Cleaning up after tree pods could go as late as Nov. 15.

Email Watch: Watch your emails for the agenda for our Annual Meeting and the ballot.

Roof Repair: M/S/P: Jim Pence/Ruth Dahl to pay the \$165.00 for roof repair caused by a dish on the roof. It is permissible to have a dish on your roof, but you, the homeowner, are responsible for any damages to the roof caused by the dish or its installation. 5 approved, 2 opposed.

Wrongly delivered mail: Call Mitch at the Post Office 645-7812.

Next Meeting: Tuesday, May 15th at the Northfield Senior High School at 7:00pm in the Upper Cafeteria. 5 voted in favor, 2 opposed.

Adjournment: M/S/P: Carmen Sevcik/Ruth Dahl to adjourn the meeting.

Respectfully submitted,
Anita Hellie, secretary

