

Valley Pond Townhome Association Board Meeting
September 12, 2017
Jan and Dan Foley's 2209 Hidden Valley Road

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 - Julie Sydnes
Bldg. 3 – Jan Foley (guest)	Bldg. 6 -	Bldg. 9 – Gary Freking

Officers present: Jim Pence

Secretary's Report: M/S/P – Tim Nielsen/Gary Freking to accept the secretary's report as written.

Treasurer's Report – M/S/P – Julie Sydnes/Gene Moninger to approve the treasurer's report for audit.

Expenses: \$10 **Income:** \$8,877.23

Checking Aug. 31, 2017: \$92,651,44 + **Savings:** \$314,448.10 = \$407, 099.54

Gary Freking addressed a question that came up last month re: monthly fees of \$500 going to savings. This was set up several years ago and that amount is transferred every month.

Old Business:

Architectural report: Griff and Robbie Wigley are building a new deck. The plans were approved by the Architectural Committee. Discussion at the meeting clarified that the board must vote on plans recommended by the Architectural Committee. An email vote can take place if there are time constraints on projects submitted if a board meeting is not scheduled to occur soon. Tim Nielsen will send the Wigley's plans to board members.

M/S/P: Gary Freking/Jan Foley to approve Wigley's deck pending review of plans.

Dryer Vent Cleaning: Two dryer vents in bldg. 9 are being cleaned. Building 4 vents are pending; all vents in Bldg. 8 have been cleaned. Others are pending; board members are asked to follow-up with their building residents. It was clarified that this is just a suggestion for homeowners and not required.

New business:

Snow removal – Gary Freking reported that he is still negotiating with Huerta Brothers. They are discussing a flat fee, with add-on fees before and after certain dates if there is snow. The snow has been light the last couple of years. He will have a contract to review next month. The cost was \$6375 for last year. It was decided that it wouldn't be necessary to seek other bids at this time.

Memorial: A \$50 memorial in honor of Christie Balster's mother, Melody Buzzell, will be sent this week. The Balsters chose Mayo Clinic as their preferred charity.

What to do when damage is done inside a home: A homeowner in Building 4 reported that water got in after having a satellite installed. It was recommended that it get fixed, and that it would likely be the responsibility of the homeowner. Gary Freking will look at it and will involve Jim/Carmen if necessary. This should be fixed before winter.

Roof: Jerry should do roof walk with Skluzaceks soon.

Lawn mowing: It appears the dog droppings issue has been resolved. Carmen walked around and it looked like all areas were cleaned up. Perhaps a seasonal email reminder about picking up after pets would be helpful. Jesus Huerta asked if he could put a sign up advertising his services. The board was not in favor of allowing him to put up a permanent sign.

Other business:

Myron Dack is currently at Three Links Care Center; Arlene is in an apartment at Three Links.

Jim Pence will contact Dave Noyes to clarify if his home is for sale and to communicate with the realtor regarding association rules about rentals.

Next meeting will be held on Oct. 10, 2017 at Norm and Barb's – 2108 Lincoln St. So.

Adjournment: M/S/P: Carmen Sevcik/Jaye Lawrence to adjourn the meeting.

Respectfully submitted,

Jan Foley (in place of Anita Hellie, who was absent)