

Valley Pond Townhome Association – Board of Directors Meeting

Anne and Jerry Krause, 2107 Hidden Valley Road

Tuesday, January 8, 2013 – 7pm

In attendance:

President: Susan Bauer

Building 1: Jim Pence, Anne Krause, Jerry Krause

Building 2: Carmen Sevcik

Building 3: Steve Jorstad

Building 4: Absent

Building 5: Absent

Building 6: Norm Watt

Building 7: Gene Bauer

Building 8: Myron Dack

Building 9: Absent

**Call to Order**

**Approval of Minutes** – November 13, 2012

Approval of the minutes will be tabled until the next meeting.

**Treasurer's Report** - November 30, 2012 and December 31, 2012.

Motion to approve by Jim Pence. Seconded by Myron Dack. All ye – approved.

**Old Business:**

1. Maintenance Committee reports and decisions:

\*2013 Lawn Care Contracts are being requested by Myron Dack. He will have the bids ready by the next meeting in February if possible.

\*Paint Contractor Contracts:

Three bids were submitted to VPTA Maintenance Committee. Gene Bauer had requested bids from: Careful Painting (Mark Madson), Ahlman's Handyman, Scott Swanson, and Marcelino Painting.

Mark Madson of Careful Painting did not submit a bid, but bids were received from the other three contractors. After careful consideration, the Maintenance Committee recommended that the board approve Marcelino Delgado as the contractor, both because of his record of quality work with us and because his bid of \$48,905, was close to what we had budgeted.

Discussion : The Maint. Committee asked for the siding to be scraped. The rails may be scraped or a power washer will be used depending on the owner's preference. The flooring of the decks will not be painted. The rails of the deck will be painted. The storm doors will not be painted.

Gene spoke to Marcelino and he can start as soon as late April depending on the weather. Building reps can take any questions or concerns from homeowners to Marcelino.

Marcelino is open to meeting with the building owners and give estimates of any repairs needed.

Jerry Krause motioned to approve Marcelino Delgado Quality Painting. Seconded by Myron Dack.

Steve Jorstad called for a vote. All yea – approved.

Thank you to Gene Bauer for getting the painting bids together. Gene had each painting contractor fill out a template so all bids would be based on the same information, in the same format.

Contract was passed for signature. Two signatures for approval: President and member of the Maintenance Committee.

2. Governance ad hoc committee report.

President recommended postpone discussion.

3. Secretary position. Note: The secretary has had primary responsibility, with assistance from Treasurer and President, for updating each year the VPTA Information and Policy book. VPTA needs to identify a new secretary and /or someone who will take on primary duties for updating, gather information and printing of book. This task takes place primarily in March and April with printing completed for distribution at Annual Meeting in May.

Jim Pence will put together the roster for the book.

Nominating Committee will meet in January.

Please contact Jim Pence if you would like to be interested in the secretary position.

**New Business**

1. Architectural Committee Report. Bauer's landscaping plan was approved.

2. Date and place of Annual Meeting (May 14, 2013 at 7:00pm) and assigning a person to make reservation (this has usually been the Secretary).

Anne Krause will contact the Senior Center.

3. Upcoming business: Self-Audit and Nominating Committee.

Self- Audit – Frank Balster Chair. Frank will be contacting people for this. This task is done in March or early February.

Steve Jorstad Motioned to adjourn. Norm Watt seconded. All yea. Approved.