

**Valley Pond Townhome Association Annual Meeting**  
**May 10, 2016 7:00pm**  
**Northfield High School Upper Cafeteria**  
**1400 Division Street South**

**The meeting was called** to order by Jim Pence at 7:00 pm.

**Introduction of Members present:**

Beginning with building 9, members from each building stood, introduced themselves, and gave the number of years they have lived in their building.

Jim Pence introduced the Board Members representing each building for June 2016- May 2017.

M/S/P: Jim Pence/Chuck Hellie for the following to represent their building on the board:

Jim Pence, Bldg. 1; Carmen Sevcik, Bldg. 2; Dan and Jan Foley, Bldg. 3; Jaye Lawrence, Bldg. 4; Norm Watt, Bldg. 6; Jim Dale, Bldg.7; Gary Freking, Bldg. 9. There were no representatives designated for Bldgs. 5 and 8. The positions remain open.

Jim Pence introduced the Officers and Committee Members to be voted on by the Board of Directors at the June Board Meeting.

**Treasurer's Report:**

Sherry Freking reported that we have \$369,252.99 in checking and savings as of April 2016.

**Self-audit:**

Frank Balster reported on the self-audit process.

**Maintenance Committee items discussed or pointed out:**

**Shingling comments:**

- Re-shingling scheduled for 2027.
- Should we be investing the money at a higher rate so we will have enough to pay for the re-shingling.
- Someone comes to check the shingles each year and fix them if necessary. If you notice any shingles that need repair, contact the Maintenance Committee.
- The value of our shingles depreciates by the years on the buildings and by the wear of the shingles.

**Snow removal and Lawn Care comments**

- A flat rate was paid this year on snow removal
- No mulching will be done this year, but homeowners are welcome to do their own mulching if they so desire.
- Lawn care and snow removal costs have increased and will probably continue to do so.

**Painting Comments:**

- Building 4 will be painted this year
- Discussed the need to paint every 7 years.

**Insurance:**

- Insurance costs have been going up faster than previously planned
- It was suggested we get insurance quotes from other insurance companies from time to time for comparison
- We've had no claims at this time from Auto Owners Insurance

**Seal Coating**

- Done every 3 years.
- Next seal coating will be in 2018
- If there are cracks in your driveway, repair them. It delays expensive repairs, which is a homeowner expense.
- Replacement of driveways is the homeowner's responsibility
- The reconstruction of the driveway between buildings 8 and 9 will begin June 15. The cost will be \$1947.00 per household and \$900.00 for the one unit with a concrete approach to the garage.

**Painting**

- Building 4 will be painted this year. Please remove or tie up shrubs or anything else next to the building so the painters have easy access to the building. If siding needs replacing, the owner must pay for the costs.

**Roof walk** will be done in the fall.

**Architectural Committee report:**

Gary/Sherry Freking will be replacing/redesigning their deck into a sunroom.

**Other Business:**

**Amendments 3 and 4.** Number of ballots returned? Amendments passed.  
Amendment 3 concerns the conditions under which a unit can be rented.  
Amendment 4 covers the conditions under which solar panels can be installed on a roof.

**Dues:** Dues will be increased from \$185.00 to \$190.00 per month. The board will vote on the dues increase in June.

**TV Antennae:** points made at the meeting— regulations need to be updated

- How large could the antennae be on the roof?
- Check the declarations; they are likely outdated and need to be brought up to date
- Antennae must be under 3 feet
- Check and vote for digital TV antennae
- Check with Dave Noyes for additional information and/or discussion

**Summer/Fall get together**

Email Jim Pence if you're interested and/or could host the event.

**Adjournment:**

M/S/P: Frank Balster/ Myron Dack to adjourn the meeting.

Respectfully submitted,  
Anita Hellie, Secretary