

**Valley Pond Townhome Association Board Meeting
November 10, 2015
Jim and Janet Dale – 2010 Lincoln St S. (Building 7)**

The meeting was called to order by President Jim Pence at 7 p.m.

Building Representatives present:

Bldg. 1: Jim Pence

Bldg. 4: -

Bldg. 7: Jim and Janet Dale, Gene Moninger

Bldg. 2: Carmen Sevcik

Bldg. 5: Jim Anderson

Bldg. 8: Myron Dack

Bldg. 3: Dan/Jan Foley

Bldg. 6: Norm Watt

Bldg 9: Gary Freking

Officers present: Jim Pence (Jan Foley took minutes in Anita Hellie's absence)

Also present: Sandy Pieri (Bldg. 3), David Noyes (Bldg. 6)

Secretary's Report: M/S/P: Gary Freking/Norm Watt to accept minutes as written with one correction (spelling of Ophaug)

Treasurer's Report: M/S/P: Jim Dale/Jim Anderson to file the treasurer's report for audit.

Old Business:

Lawn Care Update: The season's final mowing was completed, and leaves were bagged.

Antenna Discussion: David Noyes of Bldg 6 was in attendance to discuss antennas. Because he believed that his petition to the Architectural Committee to put up an antenna was essentially denied, he came to the meeting to propose the possibility of putting up one antenna for an entire building if a number of residents of the building were interested. There is some confusion about the association's right to restrict dishes and antennas, so Jim Pence and Sherry Freking will consult with John Ophaug for clarification of the law. It was suggested that this be brought up at the annual meeting.

Architectural Committee Report: Nothing new to report

2nd Amendment to the Declaration discussion: Jim Pence and Sherry Freking will meet with John Ophaug on rewriting the 2nd Amendment to the VPTA Declaration of Covenants.

- a. Wording will be added to state that homeowners are responsible for maintaining solar panels once installed, and will be responsible for any additional insurance or costs involved in reshingling. VPTA will have no liability. (Materials Restrictions Amendment)
- b. The declaration will be updated to include all buildings in the VPTA.
- c. The amendment regarding rentals will be rewritten; rentals will still be prohibited.

The rewritten version of the amendment will be presented at the annual meeting, where association members will be asked to vote to approve it. A 75% "yes" vote is required to pass the amendment. A question was raised about whether Wiggley's should be allowed to move forward with their solar panels prior to the vote. Per Jim Pence, there was a board vote giving them the go-ahead to proceed with the understanding that any additional cost related to the solar panels would be their responsibility.

New Business:

Maintenance Analysis for 2015: In early winter, the maintenance analysis spreadsheet will be reviewed by Jim Dale, Gene Bauer, Frank Balster and Gary Freking. Jim Dale commented that we seem to be ahead of schedule in terms of our goals for this year.

Shingles: Sandy Pieri mentioned that she has some curling shingles. The maintenance committee will bring this to the attention of Jerry Krause and with Skluzacek.

Appreciation: Myron Dack will be retiring as building rep for Bldg. 8. Myron was recognized by the board and thanked for his 17 years of service.

Adjournment: M/S/P Myron Dack/Gary Freking to adjourn the meeting.

Next meeting: December 8 – Norm Watt and Barbara Smith, 2108 Lincoln St. S. (Bldg. 6)

Respectfully submitted,
Jan Foley