

Valley Pond Townhome Association Board Meeting

Tuesday, March 17, 2020

Carmen Sevcik's 2123 Hidden Valley Road

Call to Order and Welcome at 7:00 by President Jim Pence

Building Representative Present:

Bldg. 1: Jim Pence

Bldg. 4: Jaye Lawrence

Bldg. 7: --

Bldg. 2: Carmen Sevcik

Bldg. 5: --

Bldg. 8: --

Bldg. 3: Ruth Dahl

Bldg. 6: --

Bldg. 9: --

Guests: None

Officers present: Jim Pence, Ruth Dahl, Anita Hellie

Because we did not have a quorum, the following are minutes taken from our discussion, but no motions were passed.

Secretary's report: There were no corrections or additions to the secretary's report.

Treasurer's report:

January 31, 2020: Expenses: \$2,670.00

Income: \$8,320.40

Checking: \$138,918.81 + **Savings** (Heywood) \$135,432.27 + (CD's) \$250.00 =

Balance: \$524,351.08

February 29, 2020: Expenses: \$26.92 **Income:** \$8,454.06

Checking: \$146,757.42. + **Savings:** (Heywood): \$136,020.80 + (CD's): \$250,000.00. =

Balance: \$532,778.22

File the treasurer's report for audit.

Old Business:

Architectural Committee report: No report

Summer Painting Project Update: Color strips will go to Ruth Dahl. Approval will be via email.

The bid is not back from Scott Swanson.

Townhouse on the market language: Selling Your Townhome? Four important points of information will be included in the Booklet of General Information and Policies. The following four points will be explained and discussed at the Annual Meeting:

1. Inform your realtor that the Valley Pond Townhome Association requires the home to be owner-occupied.
2. Disclose the association dues and what they cover.
3. Share the VPTA policies and bylaws with any prospective buyer who reaches the offer stage
4. Notify your building representative when a purchase agreement is final.

How to handle messes in adjoining backyards: Please keep your yard clean. Clean up after your dog. It is important to keep the lawn clean as the yard care people want the lawns clean so they can come in and mow. This will be discussed at our Annual Meeting. The Board has the authority to hire someone to clean up after your pets at your expense.

Gutter protection concerns especially with painting projects: Leaf Guards are taken care of by the Leaf Guard folks. Other gutter protections will be your responsibility if needed.

Spring Lawncare approval: No report.

Verify Association Annual Meeting date, time and place: No verification at this time.

New Business:

Note changes of Association Policies Information Booklet and reprint for May Meeting

Self-Audit initiated: Frank, Joe, Jim Dale and Dennis

Marylu Miller will be replacing Gene Moninger as the representative for Building 7. Thank you, Gene for your many years of service to our Association and welcome, Marylu.

The meeting concluded when the above agenda items had been discussed.

Watch for the date, time, and location of our Annual Meeting.

Respectfully submitted,
Anita Hellie, secretary