

Valley Pond Townhome Association Annual Meeting
Tuesday, May 14, 2019
Northfield High School Lower Cafeteria 1400 Division Street South

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

Introduction of Association Members Present: Jim Pence

Members present 2018--23

Members present in 2019--30

Vote on Building Representatives: M/S/P: Chuck Hellie / Susan Bauer to accept the slate of Building Representatives who will represent their buildings on the Board of Directors.

Bldg. 1: Jim Pence **Bldg. 2:** Carmen Sevcik **Bldg. 3:** Ruth Dahl **Bldg. 4:** Jaye Lawrence

Bldg. 5: Tim Nielsen **Bldg. 6:** Norm Watt **Bldg. 7:** Gene Moninger **Bldg. 8:** Julie Sydnes **Bldg. 9:** Gary Freking

Introduction of Officers and Committee Members who will be approved by the Board of Directors at the July meeting or by an email vote.

Treasurer's Report: Sherry Freking

YTD Income: \$524,423.13 - **YTD Expenses:** \$33,114.55 = **Balance** of \$491,308.58

Self-audit report: Frank Balster reported how the self-audit was done. Full details are on page 19 of the *General Policy and Information Booklet*. He also reported that Jim Dale has suggested that we put a comfortable amount of money into a CD Savings as it would earn us a better interest rate.

Ruth Dahl briefly reported that our savings are protected by the bank as they overlay with other banks to protect saving and checking accounts up to \$1,000,000. She also suggested that if we get a CD we should go with another bank.

Maintenance committee Report:

Insurance: Gary Freking briefly discussed our insurance. For further details, see pages 20-23 in the *General Policy and Information Booklet* for further information about the insurance coverage.

Painting: Ruth Dahl reported that buildings 2 and 3 will be painted. Colors have not yet been chosen.

Roofs: Jerry Krause reported that the roofs have been checked and some minor repairs will need to be done. He also reported that reporting potholes on the city website might get the potholes fixed a little faster.

Lawn Care: Carmen Sevcik reported that Huerta Brothers will be doing our Lawn Care this summer. Joe Grundhoefer and Norm Watt will be taking over the Lawn Care. Thank you, Carmen for your work.

Architectural Committee Report: Tim Nielsen

See pages 24, 25, and 26 in the General Policies and Information Booklet for information on any changes to the outside of your property.

General Information and Policies Book: Frank Balster went over and explained several pages in the spread sheet report.

These pages can be found in the *General Policies and Information Booklet*.

Jim Pence gave a quick overview of what one can find in the *General Policies and Information Booklet*.

Other Business:

Frank Balster suggested that we leave dues at \$190.00 for this next year.

Needed: Historical Record Keeping. Someone is needed to keep records of building projects. See Jim Pence.
Sign-up sheet to host Board Meetings. You do not have to be a board member. See Sherry Freking.

Summer or Fall Get-together: Ideas and volunteers are needed.

Adjournment: Ruth Dahl/Gene Bauer to adjourn the meeting.

Respectfully submitted,
Anita Hellie, secretary

On Friday June 7, 2019 Jim Pence, president of the Valley Pond Townhome Association wrote:
In an unprecedented fast e-vote the bid to move forward on the roof walk repairs as presented by Jerry Krause has been approved by seven Yea and two none votes.

A \$300.00 roof walk invoice went to Sherry Freking, Treasurer.
The estimated cost for roof repairs will be \$600.00 to \$700.00. This does not include the repair necessary on the brick chimney on Unit 2205. The brick and mortar are cracked. This is the responsibility of the home owner.