

Valley Pond Townhome Association Board Meeting

Tuesday, September 18, 2018

Gary and Shery Freking. -- 1900 Lincoln Street South, Bldg. 9

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

Building Representatives Present:

Bldg. 1: Jim Pence

Bldg. 4: Jaye Lawrence

Bldg. 7: --

Bldg. 2: Carmen Sevcik

Bldg. 5: Tim Nielsen

Bldg. 8: Julie Sydnes

Bldg. 3: Ruth Dahl

Bldg. 6: Norm Watt

Bldg. 9: Gary Freking

Officers present: Jim Pence, Ruth Dahl, Anita Hellie, Sherry Freking

Guests: Barb Smith and Jim Dale

Secretary' Report: M/S/P: Norm Watt/ Gary Freking to accept the secretary's report with names added for architectural changes.

These names will be in the November secretary's report.

Treasurer's Report: The treasurer's report will be filed for audit.

July 31, 2018. Expenses: \$10.00 **Income:** \$8,589.46

Checking: \$84,473.62 + **Savings:** \$371,727.68 = **Balance:** \$456,201.30

August 31, 2018: Expenses: \$1,882.91 **Income:** \$8,584.96

Checking: \$90,454.46 + **Savings:** \$372,448.89. = **Balance:** \$462,903.35

Old Business:

Architectural Committee Report: Tim Nielsen discussed having property changes, that are approved by the Architectural Committee, be listed by what is approved to be done, the unit number and the owner(s). *Example: Tree removal between units 4 and 5. Owners. Chuck Hellie's and Jim Anderson's.*

Approved at the July Board Meeting, but names and units were not in the report:

Remove Spruce tree: David/Rinae Noyes 2104 Lincoln St. S

Remove dead maple tree and replace with oak tree: Gary/Sherry Freking 1900 Lincoln St. S.

Replace wooden retention wall with stone landscaping block: Barbara Smith/Norm Watt 2108 Lincoln St. S

Put circular flagstone paver patio in backyard: Dennis/Sandy McClintock. 2105 Hidden Valley Road

Remove rotted wood wall and replace with small redwood deck, bench and planters: Ruth Dahl 2215 Hidden Valley Road.

Add 2 or 4 "sun tunnel" skylights into the living room ceiling: Jaye Lawrence/Theo Durbin. 1131 Heritage Dr.

New Business:

Snow Removal: Gary Freking reported that snow removal dates are from November 1, 2018 to April 30, 2019 for \$6,600 by Huerta Brothers. This includes any snow before November 1 or after April 30 if the snow is over 1½ inches.

M/S/P: Gary Freking/Carmen Sevcik to accept Huerta Brothers Contract for Snow Removal.

Maintenance needs determined and request for bids begins:

Painting:

Nothing major is being done this year except the schedule for painting Buildings 2 and 3 in 2019.

Ruth Dahl agreed to be on the Maintenance Committee heading up the painting projects.

Seal Coating: was scheduled for 2018, but wasn't done, so it will need to be done in 2019. The last time it was done was in 2015.

Savings: Savings are protected by FDIC up to \$250,000. Jim Dale will arrange to have Rick Estenson at our November meeting to discuss ability and need to move our investments.

Other Business:

Recommended workers list: It was suggested that we have a list of preferred workers/contractors that homeowners have found successful like:

Welch Plumbing Inc.

Hehr Electrical

Apex Electrical? Apex Painting? Apex Industries?

Others?

Jim Dale is going to be gone for about six months. His daughter, her husband (Karen and Steve Boardman) and their 3 children will be living in the Dale's unit while Jim and his wife are gone. After 6 months, the Dales will need to have board approval to continue letting the Boardman family stay in the Dale's Unit.

Ash trees are being attacked by Ash borers. Frank Balster's have already lost one tree.

Adjournment: Ruth/Tim Nielsen to adjourn the meeting.

Next Meeting: Tuesday, November 20, 2018 at Barb Smith's and Norm Watt's 2108 Lincoln St. S.

Respectfully submitted,
Anita Hellie, secretary