

Valleybrook Homeowner's Association
Monthly Membership Meeting
8 December 2009

Board of Directors: (✓) present (a) absent

✓ Bill Kouba – President	✓ Jeff Howser – Architecture	✓ Andy Orr – Treasurer
✓ Jack Caprez – Vice President	✓ Chris McGeehan – Architecture	✓ Jim Hegarty – Treasurer
✓ R. Clarkson – Solicitor	✓ Jen Kapanjie – Secretary	✓ Rich Oliver – Facilities
		✓ Andy Zachar – Facilities

Solicitor:

I. Delinquencies. Subject to any payments not yet reported, the accounts are as follows:

A. Paid in full

1. One owner - paid \$2445.00 through and including December, 2009, at the November 24, 2009, real estate settlement.

B. Partial payments

1. One owner - has a balance due of approximately \$500.00. Owner had been paying \$435.00 monthly.
2. One owner - has a balance due of approximately \$1700.00. Owner has been paying \$135.00 monthly.
3. One owner - has a balance due of approximately \$2900.00. Owner had offered to pay \$210.00 monthly.
4. One owner - has a balance due of approximately \$2500.00. Owner has been paying \$135.00 monthly.

C. Others

1. One owner - had property sold at October 16, 2009, Sheriff's sale. Our claims continue against both former owner and the lender which has acquired the property.
2. One owner - has property listed for sale. Balance due is approximately \$5200.00.
3. One owner - has a balance due of approximately \$1400.00.
4. One owner - has a balance due of approximately \$700.00.
5. One owner - has a balance due of approximately \$1950.00.
6. One owner - has a balance due of approximately \$1750.00.
7. One owner - has a balance due of approximately \$2200.00.
8. One owner - has a balance due of approximately \$600.00.
9. One owner - has a balance due of approximately \$950.00.

D. New assignments

1. One owner - Correspondence was sent on December 2, 2009, regarding balance due of approximately \$2600.00.
2. One owner - Correspondence was sent on December 2, 2009, regarding balance due of approximately \$2800.00.

II. Parking Rules and Regulations

- A. Solicitor has prepared a proposed amendment to Section 2.19 regarding secondary stickers for frequent and/or extended guests, including family members, friends and care providers for the Board's consideration.
- B. Solicitor awaits the return of prior amendments, executed by our President and Secretary regarding Sections 2.18, 2.19 and 2.20.

III. Scholes

The board has recently received correspondence and findings from the Pennsylvania Human Relations Commission which has scheduled a conciliation meeting for December 15, 2009, at 1:30.

Public

The board of directors again presented the budget to the public at a very crowded board meeting. Hard copies of the budget spreadsheet were provided to all community members. A question/answer session followed the budget presentation. The board plans to mail out fee increase voting ballots to the community after this meeting.