Valleybrook Homeowners Association
Monthly Members Meeting
January 13, 2009

Attended:	President – Bill Kouba	Co-Treasurer – Jim Heagerty
	Vice-President – Jack Caprez	Co-Treasurer – Andy Orr
	Secretary – Lisa Howser	Co-Architecture Director – Jeff Howser
	Co-Facilities Director – Rich Oliver	Solicitor – Richard S. Clarkson, Jr. Esquire
	Co-Facilities Director – Andy Zachar	
Absent:	Co-Architecture Director – Chris McGeehan	

President, Bill Kouba called the meeting to order in the clubhouse at 7:15pm.

The December minutes were reviewed. Bill motioned to approve the minutes, the motion was seconded by Jeff and approved by unanimous vote.

Legal Report
Rick is expecting a report from Jim and Andy on the delinquencies. They will be reviewing this tonight. Rick has been in touch with people from DELCORA and will be setting up a meeting with the board to discuss the sewer situation.

Architecture Report
A homeowner received a letter from the Board about taking down the privacy wall without the other homeowners permission. The homeowner is contacting a contractor to rebuild the wall.

Finance Report
Jim and Andy O are working together on updating the finances and delinquencies. Jim reviewed the disbursements for January 2009.

Facilities Report
Andy Z is still waiting on bid for pool management for this summer. Trees: The tree work is finishing up. The tree in the second court has been taken care of.

Budget
Jim discussed the budget for 2009. Trash costs are increasing form $1,495.00/month to $2,145.00/month and there will be another increase of 50% in 2010. We are looking around at other trash companies that include recycling.
This year we will have a $10.00 deficit/home/month. There will be a need for a significant monthly dues increase next year.

Thank you to Jim for the all the time and effort he spent working on the budget and the finances.

Rich motioned to accept the 2009 budget with the $135.00/home/month dues. Bill seconded the motion and approved by unanimous vote.

With there being no further business, the meeting was adjourned at 7:55pm.

Respectfully submitted,

Secretary
Valleybrook Homeowners Association