

Valleybrook Homeowner's Association
Monthly Membership Meeting
14 July 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

Bill Kouba, president, called the meeting to order at approximately 7:05pm. The June minutes were reviewed and a motion was made to approve. The motion was seconded and approved by a unanimous vote.

Architecture

- Chris reported that upon a cursory inspection of the grounds things appeared to be in good status. He noticed a small number of violations.
- Specifications – a request was received for an end unit to have a garden window installed in the kitchen. There were no board objections to this request. This same homeowner also wants the same type of window installed in the front of their house. Further investigation would be needed into the weight of the window to see if a building permit is required. The Board voted and were opposed to changing the specifications for the front bay/bow windows.

Facilities

- Rich reported that curb-work throughout the community will begin approximately the first week in August and will take place mainly on Kings Drive and the main road, costing approximately \$30,000. This poses no interference to homes and/or parking, and if so, those homeowners will be notified.
- Two dead trees – one near the tennis court and one near #12. Volunteers will remove both trees at no cost to the association. Both trees are scheduled to be removed within the next two weeks.
- Bill reported that the number of vandalized cars is on the rise in the community as well as an increased problem with parking spaces. The Board is starting to review its common property declaration and new regulations may be on the way.
- Andy Z. spoke to Todd Woolery who reported that there was a short (2 day) issue with the filter pump, which was resolved. Lifeguards are to be reminded about making guests sign-in and checking water quality.

Finance

Jim continues to work on paying bills and outstanding receivables. Unit folders for receivables review are available.

Solicitor

Rick sent out a battery of letters and has had responses from every single homeowner. Many cases are being settled or are currently in a satisfactory status. There are still some cases, approximately four, that are raising concern and have not made satisfactory indications that payment will be made.

- One homeowner was concerned about the lifeguard's lack of efficient surveillance. This and other similar complaints will be brought up again with the lifeguard management company.
- One homeowner complained about a dog problem. The dog(s) has been pooping on neighbors lawns and often left unattended. The Board and other homeowners are concerned that children in the association may potentially be injured by these dogs. Homeowner requested to have this unit fined for their lack of responsibility with their dog(s). The Board will send this homeowner a \$200 fine for their unattended animal(s).
- One homeowner's outside sidewalk light is blinking on/off (near front of unit #184). Homeowner wants to have this light looked at to see if something can be done.
- One homeowner was concerned about many trees hanging over his house and requested to have some branches trimmed. The Board responded that it cannot justify cutting these tree branches under its current budget because there are many far worse in the community at the present time.

The meeting was adjourned at 7:50.

Thank you, VBHA