

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

Absent: Vice-President – Jack Caprez

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

The April minutes were reviewed. Chris motioned to accept the minutes, the motion was seconded by Andy O and approved by unanimous vote.

#### **Finance**

April disbursements totaled approximately \$11,868.00.

#### **Facilities**

POOL- The repairs are complete in both pools. The paint in the pool is curing. The pool will be opening Memorial Day weekend. There are new government regulations for drains in the pool. There was a second drain installed the baby pool and a new drain cover installed in the large pool. Woolery Enterprises has hired new lifeguards this year.

Gillen Tree Service – Is scheduled to work eight more days on the trees trimming, removing and cutting them up.

R.E. Rowles – Asphalt – Drain repairs at 136-139, 226, and in the second court, near the pool retention area, and at King's Drive have been done. The pot hole in the road has been repaired. The repairs done totaled \$7,600.00. Some of the grates need to be repaired and new grates are on order at an additional cost. Rich received an estimate to seal the roads throughout VB, including cleaning and filling cracks for \$7,700.00 to \$14,000.00. The budget for road repairs this year is depleted. The asphalt company feels that the roads need to be sealed but not replaced at this time. To seal and rejuvenate the roads including cleaning the cracks prior to sealing and paint the speed bumps would cost \$40,000.00 with an additional \$21,000.00 to \$22,000.00 for repairs to the road. We plan to budget \$18,000.00 per year. It may take three years to finish the job.

Custom Concrete – We will be hearing from them in a few weeks to talk about projects and cost.

#### **Architecture**

Chris has not heard from homeowners in his court about the privacy wall.

There are new specs on the website. We will be reviewing the spec for the front concealment unit to hide trash cans.

Walkthrough inspections for violations will be done soon.

The architecture directors recommend all homeowners to power wash and seal your cedar shakes.

#### **Legal**

– One homeowner made a payment in the amount of \$663.00 representing the balance due in full through February, 2009, when the unit was sold has been received from the attorney for the Estate.

The following are subject to direct payments to VB not yet reported to Rick as follows:

- One homeowner has a balance due of approximately \$1,300.00.
- One homeowner has a balance due of approximately \$5,000.00. The personal injury case in Chester County went to trial last week and resulted in a defense verdict; however, the attorney for the homeowners indicate a favorable decision in a social security disability payment to VB.
- One homeowner has a balance due of approximately \$1,500.00.
- One homeowner has a balance due of approximately \$2,400.00
- One homeowner has a balance due of approximately \$1,000.00.
- One homeowner has a substantial balance due. The precise amount is subject to clarification of 2008 credits.

New assignments await conformation by our Treasurer. Approximately 16 new assignments are likely with correspondence to follow as soon as possible.

Sewer – Bill, Andy Z., Rich and Rick met with SWDCMA on April 27, 2009. It promised a response to VB on or before May 31, 2009.

On line bill payment seems to conflict with Article 8.02 of VB's Bylaws requiring signatures by our Treasurer and President.

Requests for information for mortgage refinances, our responsibility for responses and whether we may impose a fee for such responses are under investigation subject to Rick's research.

#### **DEP**

VB received a letter from DEP regarding the application to discharge 0.072mgd of treated sewage from VBHA STP to West Branch Chester Creek in Chester Heights Borough, Delaware County. The permit applications undergo a series of reviews before a final decision is rendered by DEP. The application is being processed for technical review.

#### **Community Forum**

One homeowner wanted to know if there was something he could do to make the brick look better.

See Andy Z with pool issues.

There have been complaints about children playing on and attempting to destroy the mailboxes. Contact Aston post office for broken boxes.

Retaining wall issue – one homeowner is ready to move forward and the other homeowner is causing a huge delay in the project because they do not want to use interlocking blocks instead of the rail road ties. VB approved the blocks NOT rail road ties because the ties are not safe. Hardscaping's new industry standard is to use interlocking blocks.

There being no further business, the meeting was adjourned at 8:45pm.

Sincerely

Secretary  
Valleybrook Homeowners Association