

**Valleybrook Homeowner's Association**  
**Monthly Membership Meeting**  
**10 November 2009**

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

(a) 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

*Jack called the meeting to order at approximately 7:11pm.*

**Solicitor**

Delinquencies - Subject to any payments not yet reported to me the accounts are as follows:

A. Partial payments

- One homeowner paid \$435.00 in October in accordance with our repayment agreement. Next payment of \$435.00 is due on or before December 1, 2009.
- One homeowner has been paying ongoing \$135.00 monthly assessment, but the outstanding balance due is approximately \$2400.00.
- One homeowner has been paying ongoing \$135.00 monthly assessment, but the outstanding balance due is approximately \$1500.00.
- One homeowner paid \$210.00 in October. Balance due is approximately \$2750.00.

B. Others

- One homeowner had property sold at October 16, 2009, Sheriff's sale to the attorney for the lender.
- One homeowner has property on the market for sale. Balance due is approximately \$5000.00.
- One homeowner has a balance due of approximately \$1150.00.
- One homeowner has a balance due of approximately \$700.00.
- One homeowner has a balance due of approximately \$1800.00.
- One homeowner has a balance due of approximately \$1500.00.
- One homeowner has a balance due of approximately \$2000.00.
- One homeowner has a balance due of approximately \$800.00.
- One homeowner a balance due of approximately \$450.00.

C. Others unassigned to Clarkson

- One homeowner may have a significant balance due.
- One homeowner has a significant balance due with real estate settlement scheduled for November 24, 2009. The title company should be notified of the precise amount of our claim as soon as possible.

Homeowner X, repayment of personal judgment.

- Having had no communications since September 25, 2009, I emailed Homeowner X on November 6, 2009, regarding when she would begin making payments toward the agreed upon \$1750.00. She intends to start paying upon her anticipated return to work in December.

Homeowner X /Homeowner Y Retaining wall and privacy divider.

- The homeowners each paid a deposit to their contractor on or about October 20, 2009, and hope to comply with the December 1, 2009, deadline.

Parking Rules and Regulations

- Proposed Rules and Regulations 2.18 and 2.19 to be effective January 1, 2010, and 2.20 to be effective immediately have been drafted in accordance with the Board's October 13, 2009, meeting and should be executed by the President and Secretary if acceptable.

**Finance / Others**

Jim went through the budget with the entire community explaining each page thoroughly. Q&A session / comments session with community followed.

Large discussion regarding parking started the meeting amongst the board and community. Detailed notes were taken on all the present homeowner's comments and feedback that were offered for the board's consideration.

Meeting adjourned at 9:55pm

Thank you, VBHA