

Valleybrook Homeowner's Association
Monthly Membership Meeting
8 September 2009

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

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

The meeting was called to order at approximately 7:10pm. The August minutes were reviewed and a motion was made to approve. The motion was seconded and approved by a unanimous vote.

Solicitor

- Rick is working closely with settling outstanding delinquencies
 - Paid in full – two homeowners, one paid at closing August 28, 2009, \$2387.20 for the delinquency, \$135.00 for September and \$810.00 for capital improvement fee. Second homeowner has paid \$1185.00 and with prior \$2000.00 payments is paid through and including September 2009
 - Partial payments – five homeowners. One paid \$435.00 in August in accordance with our repayment agreement, next payment of \$435.00 is due on or before October 1, 2009. Second paid \$210.00 in accordance with her repayment offer which the Board is considering. Third reported a payment of \$135.00 - Balance due is \$1048.45. Fourth paid \$135.00 - Balance due is approximately \$2200.00. Fifth paid \$135.00 - Balance due is approximately \$1550.00.
 - Others
 - One owner says property is listed for sale and is on September Sheriff's Sale List. Balance due is approximately \$3250.00.
 - A homeowner has balance due is approximately \$1450.00.
 - A homeowner has balance due is approximately \$1175.00.
 - A homeowner has balance due is approximately \$1650.00.
 - A homeowner has balance due is approximately \$5800.00.
 - A homeowner has balance due is approximately \$700.00
 - A homeowner has balance due is approximately \$700.00. Rick sent letter to them in August. Homeowners had paid in full in May.
 - A homeowner has balance due is approximately \$255.00. We should address the deadline for payment of this balance which has been outstanding since June.
 - One homeowner is awaiting confirmation of possible delinquency from our Treasurer.
 - One homeowner balance due is approximately \$1135. There also now is \$360 due from 155 Bishops Drive based upon our misapplication of two payments from 225 Bishops Drive.
 - One homeowner judgment - An offer has been made to pay \$1750.00 in four monthly installments, three of \$500.00 each and the last of \$250.00. I await notification of our acceptance from the Board so that I may confirm with the other side.
- SWDCMA - Both the Authority's attorney and its liaison representative have asked Rick for our response to the Authority's outstanding proposal.
- Retaining wall between 98 and 99 - The owner of 99 Bishops Drive telephoned me on September 2, 2009, with a status report ,and I hope to hear from her again on September 8, 2009, regarding their choice of contractor and the date the work is to be done.

Architecture:

- Inspection complete; 19 violations and 5 reminders, about 92% of the development is looking good.
- Gathering bids for retaining wall issue in case association needs to step in.
- Garden window received approval from Pat McFadden

Facilities

- Pool is now closed - 130 different houses used pool, 183 household visits. We again need to improve the sign-in procedure
- Bids for tennis courts, numbers for all options
- Bids for street lighting (LED, solar)
- Trees earmarked 3-5 year plan
- Curbing sidewalk 2-3 year plan
- Sewer system bids, Aqua cleaned lines / number of problem areas / repairs needed (Southwest bid too high) 2-3 years
- Sewage leaking / potable water monitored, leak in eater line from meter to sewer line, replaced pipe 3 different leaks
- #101 - 2 bids for tree, will be taken care of
- Mailboxes - post office called, trying to take care of.
- Stopping fuel deliveries for clubhouse because of oil tank.
- Weeds have been taken care of on tennis court.