

**Valleybrook Homeowners Association
Monthly Members Meeting
April 14, 2009**

Attended: President – Bill Kouba
Vice-president – Jack Caprez
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

President, Bill Kouba called the meeting to order in the clubhouse at 7:05pm.
The March minutes were reviewed. Rich motioned to approve the minutes, the motion was seconded by Jeff and approved by unanimous vote.

Finance

March disbursement totaled approximately \$31,000.00. Jim requested from the bank that the checking account have overdraft protection. The Cornerstone CD has expired. We need to find the original certificate to withdrawal the money and place in a new account. Bill will contact Joe as to its whereabouts.

Facilities

The blacktop company will review the community weather pending to give VB an estimate on sealing courts and main roads and the replacement of the blacktop in areas and repairing the hole on Bishop Drive.
The concrete company will be by later in the week to review what is being replaced on Bishop Drive and Kings Drive.
Gillen Tree Service was here last month for trimming trees at the sewer plant. They gave VB one half day of clean up for free. There are a few trees in the last two courts that will be removed that are hanging over homes. The work to be completed is pending on the weather. Gillen Tree Service is being paid \$2,000.00 per day for work.
Rich has requested from the vendors to offer VB a deal or lower price for work to be completed.

Pool

Woolery Enterprises have begun to clean the pool in anticipation of the pool season. Andy Z is working on forms, and rules and regulations for the pool staff.

Architecture

Privacy wall issue that has been on going. One of the homeowners has erected some sort of a divider wall that is not up to specifications. A letter will be sent.
The second round of inspections for violations will begin when the weather breaks. The homeowners will have 30 days to fix the violations.
Trash consealment unit specification is under construction. We will review in executive session and will be brought up at the next homeowners meeting.
The architecture committee has approve numerous window and door replacement applications. The architecture committee would like to see the invoice for the windows and doors to make sure you are purchasing the correct colors.

Legal

The following delinquent assessments are subject to any payments made on or after February 28, 2009, which have not been reported to Rick.

- One homeowner has a balance due of approximately \$1,500.00.
- One homeowner is awaiting outcome of a personal injury trial. Rick will follow up with their attorney.
- One homeowner has a balance due of approximately \$1,300.00.
- One homeowner has a balance due of approximately \$2,200.00. A partial judgment has been made for half the amount.
- We are awaiting \$663.00 payment form a homeowners estate.
- One homeowner has a balance due of approximately \$800.00.
- Another homeowner has a balance due depending upon review of Treasurer.

Rick awaits the receipt of information to determine the specific amounts of balances due from other homeowners. He also awaits conformation from the board regarding action to be taken.

Sewer – The SWDCMA has declined a request to appear at the Chester Heights Borough Council April 27, 2009, work session, but in turn has invited us and Borough Council to appear before SWDCMA at 8:00pm on April 27, 2009. The Board members have accepted the invitation form SWDCMA to start discussions and have a meeting with the Borough Council at a later date.

Retaining wall behind 98/99 – Another attorney for 99 has contacted Rick regarding whether we would permit the wall to be of wooden ties rather than more expensive interlocking blocks. Rick told him that he did not believe so, but that if the Board was willing to allow the wooden ties, Rick would notify immediately.

Community

A homeowner was asking about the trees marked for removal in the third court. Gillen Tree service is working from the back of VB to the front.

There are trees behind one home that had ribbons on them and now they are gone. VB needs to determine if they are on the homeowners property of VB's property.

There has been complaints about a dog being left unattended in the back yard on a run line and has access to other homeowners yards. This is an architecture violation and a violation letter will be sent certified mail.

One homeowner had the cedar on the front of their home replaced years ago by the association and is now falling apart. The homeowner was questioning who monitored the work being done. Bill assured the homeowner that the work that is being done in VB is being closely monitored. The bids that VB accepts from vendors are not always the cheapest, and who has excellent recommendations and feedback.

The Board of Directors wants to hold a meeting for the homeowners to meet the vendors and to answer any questions that the homeowners may have.

More and more trash cans are not being concealed in the front of the homes. They need to be concealed.

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

Respectfully submitted,
Secretary
Valleybrook Homeowners Association