

**Valleybrook Homeowner's Association
 Monthly Membership Meeting
 11 August 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 7:06pm. The July minutes were reviewed and a motion was made to approve. The motion was seconded and approved by a unanimous vote.

Facilities

- Rich reported that over 400 feet of curbing has been completed and 500-600 feet must wait until next year to be fixed due to budget, whatever is left in the budget goes to capital projects.
- Tree near tennis courts is expected to be removed in the next few weeks at no cost to the association.
- This is the second year of the association's landscaping contract – there is now an option to extend a year or re-bid the contract. There have been several cuts to the landscaping budget.
- Rich explained that the tennis courts are in an unsafe condition and cannot be opened at this time. To remove tennis courts is approximately \$20,000. The area needs to be excavated because the concrete below is cracked. The money in the budget has been spent on other capital projects. Suggestions/recommendations from the community are welcome – board will see how it fits into the budget.
- Andy Z. reported that the pool is under control, only minor behavior issues. Please note that Andy Z. has also changed his email address to ybhapool@yahoo.com. As of August 11th, 125 different households have been to the pool at least once. Several homes in delinquency have been using the pool.
- DELCORA is not able to provide an estimate or perform any repairs and renovations to the Valleybrook collection system at this time.

Architecture

- Jeff is working on a presentation for garden window discussed in July meeting - specification needed from Pat McFadden
- Requests for home improvements have slowed this months
- Yearly inspections are not complete – will be complete soon
- Received some complaints from homeowners that specific homes look poor, not necessarily in violation, but the homes next door to these “poor” homes are kept in better condition. Chris is considering giving certain homeowner's a “reminder” to keep their homes looking nice for property values/aesthetics.
- A maintenance repair deadline may be needed for certain homeowners – comply with stats (Rick may send letter if necessary)

Solicitor

- Approx \$24,000 has been recovered since start of May in a major campaign to get money back from homeowners who were delinquent. A former homeowner with personal judgment resulting from partial payments in past continues to negotiate with board, this situation is still tentative.
- Rick reviewed Article X, Section I of the Declaration to determine if any action was required by the board. A brief interpretation was given to the public about this topic. Section 1 provides that the covenants and restrictions contained in the Declaration are binding on unit owners for 25 years from the date of recording in 1974 and for 10 year automatic extensions unless the owners of 2/3 of the units agree to change the Declaration in whole or in part. Written notice of any proposed change must be sent to every owner at least 90 days in advance of any action and the change may not be effective for 90 days after recording.
- Amendments to Rules & Regulations were presented to the board – 4.4 Late fees / 4.5 parking restrictions / 4.6 reimbursement for bank charges and fees. These proposals were drafted for the board's consideration. Amendment 4.4, 4.5, and 4.6 were explained to public and copies were distributed to all present. Questions and discussion taken up with all present.

Public

- Homeowner said yard was being flooded by sewage – board has found no evidence of this upon inspection and board is not able to further investigate – situation will continue to be monitored.
- Homeowner's came to discuss recycling – their research found it would cost approx. \$2-4 per home / per month for recycling. The Board will continue to look to see what type of deal can be made. Recycling has to be community-wide and costs would be passed onto homeowner through a fee increase. Board is considering cutting trash pick-up to once per week when the new budget is negotiated.
- #101 – homeowner claims there is a dead oak tree on this yard and is concerned it will fall on their unit, request to inspect.
- One homeowner very concerned about mailboxes not up-to-date throughout the entire community. Board explains that it is the post office's responsibility to fix/replace mailboxes.
- One homeowner suggested installing solar panels on the clubhouse to save money in the community – discussion on this possibility with public. One homeowner volunteered to investigate this possibility with reputable companies and report back to board at later time.

The meeting was adjourned at 8:30 p.m.

Thank you, VBHA