

The Valley Property Owners Association, Inc.

Meeting Minutes of November 5, 2015

A regular meeting of the Board of Directors was held at Stonegate Church, 17101 N Western Avenue, Edmond, Oklahoma.

Call to Order

The meeting was called to order at 7:01 p.m. by President Bradshaw. A quorum was present.

Board Members Present:

Erin Bradshaw, President
Robert David, Vice President
Ken Dalton, Secretary
Willis Loyall, Assistant Secretary
Sharon Dalton, Treasurer

Board Members Absent:

None

Homeowners Present:

Melissa Garcia
Regina Hall
Valerie Tipps

Reading of the Minutes

The minutes of the October 1, 2015, Board Meeting were distributed. No changes were made. Robert David motioned they be approved. Seconded by Valerie Tipps. They were unanimously approved.

Treasurer's Report

Sharon Dalton passed out financial statements for both September and October 2015. She noted that we had an ending balance of \$17,158.56 in MidFirst Bank and a current balance of \$604.13 in PayPal for a grand total of \$17,762.69.

Erin noted that collections letters will go out soon with statements attached. We will also get letters out to the voluntary people asking them to participate in the POA. A question was asked regarding how dues are spent. Erin replied that we spend money on mowing and an annual event. We are also responsible for two private roads and their maintenance. We would like to do something in the commons area. Insurance is also an issue. We currently have a surplus because we have been working very hard to save money.

Old Business

Nextdoor.com-155: Erin noted that we are up to 155 members on Nextdoor.com, and she encouraged everyone to invite their neighbors if they have not yet joined.

Encroachment: There is a homeowner's fence in the commons area that encroaches on the Valley property. Robert is working on it and will see what it will cost to get a survey. He also mentioned the options we discussed last month: lease it to her for \$1 or move the fence.

Liens Released: Erin and Sharon went downtown yesterday to release four liens.

Signs Improved/Lights: Big “thank you” to Robert for the entrance signs and lights. Big “thank you” to Willis for the landscaping decor.

Erin also mentioned that there is an OKC.gov app that allows you to take a picture of something that needs to be done and sends it to the city for their attention. Robert said the road construction on Western is supposed to be finished by the end of December.

Storage Unit: The storage unit has been cleaned out. Erin has a storage locker inventory. We will save \$600 a year by getting rid of the unit. November 30 is the end of the lease.

New Business

Insurance: Erin got a letter from Liberty Mutual saying they were dropping our insurance for the commons because they are no longer handling that kind of insurance. Robert is checking on some new possibilities. Erin noted we are covered on this property until January 31, 2016.

Mowing behind Sunny Hollow rear access: Erin got a call indicating that in the past, someone had mowed further back of the Sunny Hollow rear access. There was currently waist-high grass, so Erin arranged for a local mower to take a brush hog and clear the area. We are also going to have them take out a couple of small trees to make it easier to access the area. There was much discussion about the creek area, ownership, maintenance, etc.

Tree Trimming: Erin stated we still have some trees in the commons area and around the bridge that are dead or need to be trimmed. She has found a reasonable tree trimmer and will contact him.

Code Enforcement: Robert and Erin drove around and looked for big CC&R violations. Only four to five were in the mandatory section. The voluntary section is not subject to our CC&R rules. We are taking pictures and reporting violations. Robert noted we have an Architectural Committee that will be approving any additions or structural improvements that are not original to the house. The Architectural Committee is trying to catch up with structural changes, and you can contact Robert for more information.

Digital Newsletter: Erin and Robert are working on the digital newsletter and will put it on Nextdoor.com. We will also post a copy on the message board in the commons.

Christmas Light Contest: Three prizes will be given out this year.

Public Comments/Questions

Willis asked about dues for next year. Erin thought we should keep them the same as this year at \$53. There was some discussion on the topic.

Erin discussed the alleyway problem. We could fence the sinkhole area to protect people from getting hurt. Robert said we could fence off the middle of the alley all together and give it back to the home owners. There was much discussion about liability, etc. Members of the board were asked to vote to put up this fence. The vote was a unanimous “yea.” Erin will send out a letter to the homeowners.

Robert is still working on the registered agent issue.

There was discussion on dogs running loose, crime in the neighborhood and the overall improved neighborhood attitude.

Willis suggested giving Stonegate Church a donation for allowing us to meet there. It was decided that we would give them a yearly gift of \$100 and write a nice letter of thanks.

Robert noted that Section II, Phase I, from 171st to Sunny Hollow is not in the POA. This involves 18 homes. They have been charged all these years, and they are in the voluntary area. We have updated our files to reflect this.

Adjournment

Meeting adjourned at 8:35 p.m.

Sharon Dalton

Treasurer