

# The Valley Property Owners Association, Inc.

## Meeting Minutes of September 3, 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:

Richard & Fonda Bean	Jean Smith
Lisa Broekhuysen	Patti Snyder
Nick & Rebekah Butenhoff	Bill & Charlotte Stephens
Lori David	Valerie Tipps
Michael Dedrick	JoAnn Young
Dixy Green	

### Reading of the Minutes

The minutes of the August 6, 2015, Board Meeting were distributed. No changes were made. Willis Loyall motioned they be approved. Seconded by Valerie Tipps. They were unanimously approved.

### Treasurer's Report

Sharon Dalton passed out the financial statement for August 2015. She noted that we had a beginning balance of \$15,678.25 in MidFirst Bank and an ending balance of \$20,287.89 which included both MidFirst Bank and PayPal.

Erin noted we gave everyone until the end of August to send in their dues. We need to send out a second reminder to those with outstanding balances.

### Old Business

Lawncare: Erin stated that last month we changed lawn services. We need to do the bare minimum for areas that belong to the homeowners. We have to add back the alley and mow around the signs. The cost will go from \$200 to \$300 every two weeks. Also the green belt near the creek.

Neighborhood Night Out: Erin reported we are trying to have a great party in two weeks. Bounce house, Kona ice, cupcakes, hot dogs, etc. We need volunteers. Specific duties were discussed. She asked everyone to tell their neighbors about the Neighborhood Night Out.

Erin and Robert noted that they had cleaned out the storage unit and found tubs, old files, signs, a bubble machine, etc.

Pot Holes/Street Lights: Erin and Robert did another “pot hole patrol” and didn’t find many. Robert noted street lights should all be working.

### **New Business**

172<sup>nd</sup> Street: Erin said 172<sup>nd</sup> Street is now open and thanked Robert for tracking down the foreman and speaking to him about reopening this entrance.

Real Estate Sales: Robert reported on real estate sales. There were two (2) new active, and (2) sold in the neighborhood.

Nextdoor.com—Headed to 150: Erin noted we are trying to build a presence on Nextdoor.com. She asked everyone to invite their neighbors and get connected. We have 114 or so now and are working toward 150.

Letter to Voluntary Section: Erin mentioned The Valley has two sections: one is mandatory and one is voluntary. She is proposing that we send out a letter to the voluntary group saying we want to get more homes involved in the POA. We would also send out voluntary dues statements asking for donations.

Private Drives: Erin said that within The Valley there are two private drives, and both roads are in serious disrepair: 168<sup>th</sup> Street alley and Sunny Hollow rear access. The POA is tasked with the maintenance of private roads and private drives; however, the land is owned by the homeowners. We had a problem recently with trimming the trees, and one homeowner felt we should also mow the grass. We are going to focus on maintaining the roads. We want to keep it as safe as possible in the alley. Regarding the sinkhole in the commons area, Robert has been working with the city to get the hole fixed.

### **Public Comments/Questions**

There was continued discussion about a Pod storage unit in a neighborhood driveway. Since it is in the voluntary section of The Valley, it is really a city issue. There were also comments about trailers, jet skis, etc. in the neighborhood. Erin noted we will give them a “pass” until after Labor Day. Willis mentioned after September 15, we will start working on reporting boats, businesses running out of homes, etc.

A question was asked about the street light on 172<sup>nd</sup> and Western. Robert noted a work order will be put in to have a new light pole put up. It will probably be on the north side. He also mentioned the roadwork on Western was supposed to be completed in two and a half years, and we are already two years in.

There was much discussion about improvements to the common area. Erin mentioned that we are going to have to fix the private drives first, which will take most of our extra money. She has spoken with playground developers, but any improvements would need a vote of the neighborhood. We would like to do it for our families and to increase property values. We could get a decent playground for \$10,000, but there would also be increased insurance and lighting costs.

A question was asked about rental houses in the neighborhood. Robert responded that the number is increasing a little bit. People are moving away and renting their houses instead of selling them. We are at approximately 80 rentals out of 500 homes in The Valley, which is about normal. There was some discussion about giving renters copies of the CCR and billing owners for their renters’ offenses. Erin noted we are working on a form to notify residents of infractions and keep better track of them.

Also discussed: restarting the Yard of the Month program; cars parking on our narrow streets; everyone was encouraged to sign up for EMSA; and a possible Trunk or Treat event in October.

It was decided the next Board of Directors Meeting would be held on Thursday, October 1.

### **Adjournment**

Meeting adjourned at 8:16 p.m.

*Sharon Dalton*

Treasurer