

The Valley Property Owners Association, Inc.

Meeting Minutes of October 1, 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:

Rebekah Butenhoff
Jean Smith
Valerie Tipps

Reading of the Minutes

The minutes of the September 3, 2015, Board Meeting were distributed. No changes were made. Ken Dalton motioned they be approved. Seconded by Valerie Tipps. They were unanimously approved.

Treasurer's Report

Sharon Dalton passed out a draft financial statement for September 2015 due to the fact that we had not yet received the bank statement for September. She noted that we had a beginning balance of \$20,042.19 in MidFirst Bank a current balance of \$475.59 in PayPal.

Erin noted that we spent less than \$1800 on the Neighborhood Night Out. There were 212 people who actually signed in, but approximately 240 total attendees. Kona Ice and the face painter were especially enjoyed.

Sharon reported that of the mandatory dues section: 251 were paid in full and 86 had outstanding balances. Of the voluntary section: 210 total voluntary homes and we have received four (4) donations.

Old Business

Sinkhole: Erin stated the sinkhole is fixed but there is a second, smaller one. However, it is out of the walking area.

Neighborhood Night Out: Erin reported that she was pleased with the great turnout. The neighborhood was very happy over all.

Nextdoor.com--142: Erin mentioned the numbers for Nextdoor.com have really jumped up. We are up to 142. There have been some issues with flagging and self-promotion.

Dues Letter to Voluntary Section: This letter will go out soon.

New Business

Encroachment on Commons: Erin noted that Robert has discovered an encroachment problem. The house on the edge of the commons has put a fence beyond their property line on part of The Valley commons area. The fence was added recently; however, the current owner is a brand new resident. Robert stated we have several options: craft a lease to apply to the current homeowner that says the fencing can stay and The Valley would be paid \$1. Also included in this might be an agreement to keep an eye on the commons area. Second, move the fence back onto their property. Third, sell them the little piece of land. The lease might be the best solution for the POA and would be for the current owner only.

Erin also noted we might put a shed in the commons area for our storage items and save the money currently spent on our storage unit. Robert said we can get a 3x4 Rubbermaid storage shed for \$249. Erin also said we could put the storage shed out near the back and near this homeowner's house to have it out of the way. Our supplies would also be closer to the commons area for our functions there.

Also mentioned was that the owner of the property that borders the creek needs to be billed for the mowing of this property.

Alleyway on 168th: Erin stated that the graffiti is gone; however, the sewer area is still sinking. Valerie noted that there used to be a large tree in this area which was removed several years ago. Robert said he is waiting for the city to check the lines. If the road damage is due to the sewer, the city will need to fix it. Another option would be to wall that area off and have north and south access only a few houses in, open up the middle, put fences up and get rid of the alley in the middle area. We would need the opinions of the homeowners involved.

Sign Improvement: Erin noted that Robert had painted The Valley signs at the entrances and that they looked much better. Willis has done a wonderful job cleaning up and decorating the entrances. There was much discussion about the entrances and landscaping.

Also discussed was if we should remove the sprinklers at the Western entrances to save money on water. We could plant drought-tolerant landscaping there. Sharon was asked to call the city and also OG&E to cancel our water and electricity services at these entrances. This will save The Valley over \$100 per month.

Code Enforcement: Erin and Robert drove around the neighborhood and noted the code violations. Robert has crafted a form notifying homeowners of the code violations along with monetary consequences for not fixing the problems. There was much discussion about code violations such as boats and at-home businesses.

Registered Agent for Non-Profit: Erin said we could see about getting an attorney to do this, and Robert said he would look into it.

Digital Newsletter: Erin and Robert discussed the digital newsletter, which will go out soon. It will be full color and will also be available on Nextdoor.com. Robert noted that Mailchimp is what we will use to get the newsletter out.

Halloween Event: Erin would like to do a "trunk or treat" type event. Maybe have a prize for the best costumes. It was suggested 3:00-4:30 p.m. might be a good time. Many other local events begin at 5:00 p.m. Rebekah suggested some carnival games, and there was much discussion on this topic.

Garage Sale Date: The date for the next Valley garage sale was discussed. It was decided we would wait until spring 2016 and possibly coordinate with Fenwick's dates.

Public Comments/Questions

Willis asked if we would have a Christmas lights contest. Erin said yes, with winners possibly receiving gift certificates to local restaurants. It was agreed we would give out three (3) awards. Willis also said it would be nice to have a "Light Up The Valley" night before Christmas and ask everyone to have their lights up and then meet in the commons for hot chocolate, etc. Erin said let's bring it up in November.

Erin asked Willis if the Landscaping Committee would please select a Yard of the Month for October.

Robert asked if everyone saw the Neighborhood Night Out video. He said it gave us some good notoriety and that he would be adding to it with our upcoming events.

Adjournment

Meeting adjourned at 8:38 p.m.

Sharon Dalton

Treasurer