

The Valley Property Owners Association, Inc.

Meeting Minutes of December 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 7:00 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:

Mary Bennett
Rebekah Butenhoff
Clint & Michelle Castleberry
David & Jackie Elk
Carolyn Huggins
Valerie Tipps

Reading of the Minutes

The minutes of the November 5, 2015, Board Meeting were distributed. No changes were made. Ken Dalton motioned they be approved. Seconded by Robert David. They were unanimously approved.

Treasurer's Report

Sharon Dalton passed out the financial statement for November 2015. She noted that we had an ending balance of \$15,666.01 in MidFirst Bank and a current balance of \$828.19 in PayPal for a grand total of \$16,494.20. She also noted that 73 collection letters had been sent the first part of November, and so far 12 had been paid.

Erin mentioned we are going to put liens on homes that are two years or more past due. The liens we currently have are all verified; we had to clean up some of the old liens.

Old Business

Nextdoor.com-176: Erin noted that we are doing a great job of signing up our neighbors.

Encroachment: Robert is still working on the fence issue in the commons area. He explained the situation (refer to October and November minutes for details).

Insurance: Erin reported that the carrier of our insurance on the commons property is dropping us because they aren't offering that kind of insurance any more. Robert said the insurance is probably going to go up to \$900; it has been \$350 or so.

Private Drives: Erin and Robert reported that the Sunny Hollow Rear Access Road is falling apart and caving in. We are working on some solutions: patching or ripping up small sections. Only some sections of the road are damaged; not the entire street. Robert is going to get some estimates for repairs.

Letter to Non-Paying: Erin said we plan to send letters to the non-paying sections asking them to join the Association and contribute. She moved that we delay this letter until we send out the dues letters in three to four months. Erin asked if the Board agreed, and it was unanimously approved.

New Business

Tree Clean Up at Commons: Ken and Robert will handle the clean up in the commons. Erin mentioned there are also some trees that need to be trimmed. She has a person that is going to give us a quote.

Christmas Light Contest-Judges/Date: Willis reported that the Board will be going out to judge the neighborhood Christmas lights. December 20 is the date on the posted signs, and we will judge the lights then. Erin noted there will be three prizes: \$50, \$25, and \$25.

Updating Website: Erin stated that Robert is updating the website, and the digital newsletter will also be included there. Robert noted that Nextdoor.com has really become the best neighborhood communication source. Nextdoor.com can contain our newsletters and information. We are one of the top neighborhood participants on Nextdoor.com. There are approximately 28 neighborhoods in our group.

Willis asked what our website was costing us. Robert said it was a small cost for just the service and he updates the website for free.

Filing New Liens: New liens will be filed in the next two weeks. Sharon and Erin are going down to the County Clerk's Office to file the liens on anyone who is two years or more past due.

Willis said we have to make a final decision by December 15 as to dues for 2016. Erin said we will keep them at \$53.

Public Comments/Questions

Valerie gave kudos to Willis for the Christmas decorations at the entrances.

Adjournment

Meeting adjourned at 7:38 p.m.

Sharon Dalton

Treasurer