

The Valley Property Owners Association, Inc.

Meeting Minutes of January 7, 2016

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:

Jackie Elk
Viola Fowler
Wayne & Linda Littlefield
Jean Smith
Valerie Tipps

Reading of the Minutes

The minutes of the December 3, 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 December 2015. She noted that we had an ending balance of \$15,889.45 in MidFirst Bank and a current balance of \$1503.54 in PayPal for a grand total of \$17,392.99. She also noted that of the 548 homes in The Valley, 320 were in the mandatory dues sections and 228 were in the voluntary dues sections. Of the 320 mandatory dues homes, 273 are current and 47 are behind.

Erin commented that in 2016, we will send out invoices three months before they are due.

Erin also mentioned that currently just over \$11,000 is owed, and we could do a lot with that amount. Erin went to the county courthouse today and filed liens on past due accounts.

Old Business

Nextdoor.com-195: Erin noted that Nextdoor is awesome! We are one of the most active associations in the area. We went up 19 this last month.

Insurance: Robert is still working on this issue and said it is not looking good right now. He has people looking for a replacement for us. He read a letter stating companies are not writing these kinds of insurance

policies anymore, and most POAs like us are simply not insuring. He will do some more looking into it. At this point we are not sure what to do. Our current policy expires at the end of January.

Erin said if we can't get insurance, we have to change our CCRs because they say we have insurance. The CCRs will be violated because no one will write a policy. Comments from the homeowners present included: we will have to show that we made a good faith effort to get insurance, and could we check with the State Insurance Commissioner. Robert said he will check into that.

Tree Clean Up--quote: Erin reported that Robert and Ken did a great job cleaning up the damaged cottonwood trees in the commons area after the ice storm. Unfortunately, most of the cottonwoods have large dead limbs and are diseased, which has become a potential fall hazard. She called a tree service company, and they gave her a quote to remove eight trees down to the stumps for \$2600. She said we are going to go ahead and have them do this job. We will need to plant replacement trees for shade.

Robert said if we plant trees, we are going to need to plant them closer to the commons area and not so close to the street.

Christmas Lights Contest: Erin noted it was a lot of fun. Ken, Erin and Robert were the judges. First prize went to a home on Valley Court.

New Business

All Documents Scanned and Online: Robert has fully scanned all the old and new documents from The Valley and has put everything on line in Dropbox, The Valley's online document storage.

Registered Agent Updated: Robert also noted that former president Aaron Butler is no longer the Registered Agent of The Valley POA. We got our letter of good standing today from the state. Instead of making the current or future presidents the Registered Agent, we engaged a service company to handle this. They are open Monday through Friday, 9 a.m. to 5 p.m. In case someone serves us, etc., we pay \$49 a year and the letter goes to them, and they scan the document and email the board of directors what they have received.

Western and 172nd Street Light: Erin noted there will be a new light at Western and 172nd Street. Thank you to Robert for facilitating this.

Public Comments/Questions

Willis thought we should start looking for someone who will do our landscaping since we have no more water or electricity at the two Western entrances, and we need to get some bids for draught-resistant landscaping. A suggestion was made about calling a college and asking a student to do an internship or take it on as a project. There was much discussion about landscaping.

Ken asked when the temporary stop signs at the Western entrances would be replaced with permanent ones. Robert said he thought they had already completed the job but he would check into it.

Valerie asked about the Pod on Crest Valley. Erin said there was nothing we could do because they are in the voluntary section. There was much discussion about this subject.

A homeowner asked what can be done about dangerous dogs. She discussed a situation recently where a neighbor's dog got out and was extremely threatening to them. There are currently renters in this home. Erin said we need to contact the owner about this situation. She also said to post the information on Nextdoor. We have had other pit bull issues in the neighborhood. We need to reach out to the owner and tell them about the situation, and we might levy fines on them as the owner. Robert said you can go to the animal shelter and fill

out a warrant. Erin noted you actually have to file complaints to get anything done. The question was asked about CCR code enforcement. Robert said going to the animal shelter and filing a warrant is the most effective way.

Erin mentioned the OKC.gov app that you can use to make complaints and send pictures. It is very effective. Several problems with roads, etc., were discussed. Also discussed was the tree debris pickup.

A homeowner asked about speeding along 168th Street. People turn off Western and speed down the street. Robert suggested going to City Services and requesting police patrols.

Erin noted that Thursday, February 4, will be our next meeting.

Adjournment

Meeting adjourned at 7:58 p.m.

Sharon Dalton

Treasurer