

The Valley Property Owners Association, Inc.

Meeting Minutes of February 2, 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 7:04 p.m. by President Bradshaw. A quorum was present.

Board Members Present:

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

Board Members Absent:

Ken Dalton, Secretary

Homeowners Present:

Jean Smith
Bill & Charlotte Stephens

Reading of the Minutes

The minutes of the January 7, 2016, Board Meeting were distributed. No changes were made. Robert David motioned they be approved. Seconded by Willis Loyall. They were unanimously approved.

Treasurer's Report

Sharon Dalton reported that since it was so early in the month, we did not yet have January's bank statement so she was unable to complete a financial statement.

Erin noted that liens were put out last month for those homeowners two years or further behind in their dues. One homeowner just filed to refinance their house, and so we may get this payment soon. Sharon reported we have 25 liens currently.

Old Business

Nextdoor.com-205: Erin said we now have 205 members on Nextdoor. She explained what Nextdoor was and how to sign up. We are one of the most active groups in the city.

Insurance: Robert reported that though we have had a hard time finding insurance, he was successful in locating a policy for \$742. It is double what it used to be, but we now have insurance for our fall Neighborhood Night Out. We are currently compliant with the CCRs. It may become cost-prohibitive in the future, however.

Trees Cleaned Up—11 Trees Removed, Stumps Ground—\$3000: Erin reported that 11 cottonwood trees were removed in the commons area. Additional trees near the bridge were trimmed. The company also did the stump grinding, and it was less than \$300 per tree. Also, a tree was removed from the creek, and now we know we can call the city to take care of our creek tree issues.

POD: Erin discussed the POD on Crest Valley.

New Business

Street Lights: Robert had some good news on the street light front. He passed out a map showing existing lights, approved lights, and second-round requests in The Valley. OG&E is going to wait about three weeks to put in the lights. Ten more are being put up in The Valley. We have more lights coming in on the east side. These additional lights not in intersections must be a minimum of 220 feet from a current light.

Park Benches Painted: Erin noted that Robert also went through and painted the park benches. He painted them black with a gold star in the middle.

Safety Fencing for the Commons: Erin has been speaking with people about putting in some safety fencing down by the commons because it is so steep. This would be on the west side along the creek. We don't want to take up too much of our common area, but we still need to get a mower behind it. Possibly 300 feet of fence with metal posts and chain link, but black vinyl coated. Four feet tall. Robert will receive pricing on Friday.

Fill Dirt for Commons: Robert mentioned we will have to bring some in or find someone to donate it because we have some low spots. Willis asked if a sewer line through the commons had made the dent. Robert said he is going to contact the city to find out about erosion in this area.

Potholes: Erin and Robert went on "pothole patrol" last week. We had 15-20 turned in. Erin sent some pictures of a car that has not moved and a street sign that was faded to the OKC.gov app. The sign has already been replaced.

Dues Statement in March: We will send out dues statements in March so people will have until May 31. We will also send out notices to the voluntary section inviting them to pay dues and participate in the POA.

Robert reported on new home sales: 9 active; 3 pending; 1 sold. He also reported that in 2013, 14 homes sold; in 2014, 31 homes sold, and in 2015, 37 homes sold.

Robert also said that he took the laptop and replaced the hard drive with a new solid state hard drive. We also updated QuickBooks to 2016. The hard drive was \$75 and QuickBooks was on sale for \$199.

Public Comments/Questions

Bill asked for recommendations for a lawn contractor for spring, and Erin gave him two names.

The question was asked when the garage sale would be held, and Erin said she is checking with Fenwick and we will use their dates.

It was mentioned that some people in The Valley never seem to take their trash cans in. Erin said to call City Services because there is a fine for that. We have been working on dog issues and vehicles that don't move.

Adjournment

Meeting adjourned at 7:36 p.m.

Sharon Dalton

Treasurer