

The Valley Property Owners Association, Inc.

Meeting Minutes of March 3, 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 7:05 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

Homeowners Present:

Mary Bennett & Carol Huggins
Wayne & Linda Littlefield
Valerie Tipps

Reading of the Minutes

The minutes of the February 2, 2016, Board Meeting were distributed. No changes were made. Willis Loyall motioned they be approved. Seconded by Ken Dalton. They were unanimously approved.

Treasurer's Report

Sharon Dalton noted that financial statements for both January and February had been passed out. The ending balance for February, including MidFirst Bank and PayPal, was \$13,347.26.

Sharon also gave an update of homeowners with outstanding balances. A total of 46 homeowners owe dues, with 16 delinquent only one year and 30 that owe over \$100. There are currently 24 liens. One was recently paid and removed, and another homeowner is making payments.

Old Business

Nextdoor.com-211: Erin said our Nextdoor.com membership is still growing with a total of 211 this month, up six from last month.

Street Lights: Erin reported Robert has a map that shows where our new street lights will be placed. Robert said we will be getting 10 new lights, mostly on the east side. He is trying to get additional lights, probably next year. There was much discussion about street lights.

Fill Dirt for Commons: Erin noted we are looking for fill dirt because the commons area has uneven places. The managers of the construction site on 178th and Western said we can have their extra dirt if we get a dump truck and move it ourselves. There was much discussion as to how to get this done.

Fencing Cost for Commons: Erin discussed fencing for the commons. If we do put a playground there, we want to put up a fence to keep the kids safe.

Dues in March, Due May 31: Erin said we will send out dues letters at the end of the month and also a letter to the voluntary people. Valerie suggested we send out the same letter and bill to both mandatory and voluntary homeowners. The question was asked as to the reason we have mandatory and voluntary sections, and Erin explained this. Payments will be due on May 31. We will send them out the end of March, and that will give homeowners 60 days to pay. Carol asked if we could change the voluntary to mandatory, and Erin explained this in detail as well.

New Business

Lawn Care Bids--4: Erin reported we put out the notice for lawn care bids and received four. Our current lawn people did not put in a bid. The different bids and their prices were discussed. The Board voted on this issue and unanimously approved Lux Lawns.

Street Markers: Erin noted that Robert has worked hard to get the faded or missing street signs replaced.

T-Post and Broken Sign Pole Removed: Robert removed the T-post and broken sign pole on 172nd coming into The Valley.

Real Estate Sales: Robert reported on home sales in The Valley. Currently there are eight active and five pending. The average is \$160,000. House prices are holding steady.

Neighborhood Night Out Date--October: Erin noted that October 4, 2016, is the date for this year's Neighborhood Night Out. Hopefully we won't have an early winter. Last year the event was held in September.

Garage Sale Date--April: Erin said that The Valley's garage sale will be held on April 15-16 because these are the dates Fenwick is having theirs, so we can have them on the same weekend. You must obtain an actual permit from the City of OKC. We can advertise on Craigslist and Facebook.

Dues Statement in March: Erin reported that along with the dues statement, we will include a proxy ballot plus a letter detailing the accomplishments of the board this past year. Erin then read the letter. The proxy will give everyone the option of re-electing the board. We will be looking for a new secretary. If you know anyone who would be interested in being on the board, please talk with Erin.

Public Comments/Questions

Linda discussed the ongoing dog issue. Also discussed were the POD and boats in the neighborhood.

Adjournment

Meeting adjourned at 7:57 p.m.

Sharon Dalton

Treasurer