

The Valley Property Owners Association, Inc.

Meeting Minutes of December 8, 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 7:00 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:

Jackie Elk
Josh Parks
Valerie Tipps

Approval of Minutes

The minutes of the November 3, 2016, Board Meeting were distributed. Robert David noted a correction was needed. Under "Old Business, Playground—Steel/Resin," there was actually much discussion, but no final decision was made and no vote taken. The correction was noted, and Ken Dalton made a motion to accept the minutes with the change. Seconded by Robert David. They were unanimously approved.

Treasurer's Report

Sharon Dalton distributed the financial statement for November 2016. She noted we currently have \$27,132.18 in MidFirst Bank and a \$202.63 balance in PayPal, for a grand total of \$27,334.81. She also noted that in November we received payment from three homeowners with delinquent dues. This brings the totals to: 19 current liens, four pending liens (two or more years behind), and 14 homeowners one year behind.

Old Business

Nextdoor.com—344, up 39 in 1 month: Erin noted The Valley actually has 346 as of today. We are way ahead of the other neighborhoods in terms of members. It is very helpful for raising awareness of car theft, etc. There was discussion about car vandalism in the neighborhood.

Playground: Erin reported we are going to buy the nicer structure. They are all geared toward the five-and-up age group. We need to officially approve this project. The total cost will be just under \$16,000 for everything. Ken Dalton made a motion to approve, and the vote was unanimous. There was much discussion between the Option 2 and Option 3 designs. Option 2 proposal 160145 SDS was approved. The structure will include cedar-based wood chips on the ground. It needs to be paid when we order it and will take 10 days to six weeks to get here. We will save money by asking volunteers in The Valley to assist with installation.

Erin suggested we name the park after Willis Loyall after the playground is installed. Robert said we need to order some signs for the equipment with park rules. Erin noted they should state the recommended ages for playing on the equipment. Robert read the proposed list of rules for the signs. One rule said you can't be here if you are under the age of 12 without parental supervision. It was discussed that we should raise the age to 18 for liability reasons. It was decided to change the age of 12 to the age of 18.

Alleyway potholes/tree removal: Erin discussed the alleyway off of 168th and 170th and between Applebrook Drive and Valley Lane. We have a big problem with potholes in the pavement. We are going to fill the holes with crushed concrete to fix this. The problems were caused by trees which have been removed. Two trees were removed from the alleyway, and three trees were removed from 172nd. We shouldn't have any more tree issues unless one dies and needs to be removed on entrances.

Crime report/car theft: This was discussed under the Nextdoor.com heading.

New board member solicitation: Erin said we need to start seriously encouraging folks that are in the paying sections to join the board. Robert has several people in mind who might be willing to serve. There was much discussion about the bookkeeping/treasurer position and options we might have for this responsibility.

Also discussed was whether we should add a convenience fee when people use PayPal. Maybe \$60.50 if you use PayPal instead of \$58. Robert will look into this.

New Business

Christmas Light Contest—Dec 20th judging: Erin noted there are a lot more houses decorated for Christmas so far this year. Willis, Valerie, and Ken will judge on December 20. Erin has the signs that advertise the judging. Willis asked about signs showing the winners. Erin thinks she has these signs also. Robert said we can also put it on Nextdoor.

Short term rentals: Robert noted we have had three Airb&b-type rentals show up in The Valley. These types of businesses require special permits from Oklahoma City because they are commercial businesses that must also pay taxes. He said we might need to send some notices to them letting them know it is a commercial business and is against the CCR's. Erin asked if it could also concern people who run lawn care or daycare facilities in their homes. Roberts noted that those type of businesses offer a service to our neighborhood and that short term daily rentals do not.

Solar lights: Robert recently replaced the batteries in these lights, and they should last for 12 months.

Public Comments/Questions

Everyone in attendance was excited about the park. The possibility of also building a pergola was discussed

Adjournment

Meeting adjourned at 8:00 p.m.

Sharon Dalton

Treasurer