

# The Valley Property Owners Association, Inc.

## Meeting Minutes of June 20, 2017

The Annual Board of Directors Meeting 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

### Board Members Absent:

None

### Homeowners Present:

Clint & Michelle Castleberry	Tim Redwine
Michael Dillard	Patti Snyder
Jackie Elk	Chengbin Tang
Dixy Green	Valerie Tipps
Gary & Jeneva Lenhart	JoAnn Young
Wayne Littlefield	

### Approval of Minutes

Erin Bradshaw asked everyone to look over the minutes from the May 4, 2017, meeting. It was noted that some of the homeowners who had attended the meeting were not listed in the minutes. Ken Dalton made a motion to accept the minutes, and Erin seconded the motion. The minutes were approved.

### Treasurer's Report

Sharon Dalton distributed the financial statement for May 2017. The Valley POA ended May with a MidFirst Bank balance of \$25,108.98 and a PayPal balance of \$335.35, for a total of \$25,444.33. She also reported that The Valley consists of 548 homes: 228 are voluntary and 320 are mandatory. Of the 320 homes in the mandatory section, 256 (80%) had paid their 2017 dues and 59 (18%) had not paid yet. There were five (5) who owe \$10 or less (2%). Of the 59 unpaid homeowners, 33 (10% of total mandatory) owe for 2017 only, six (2%) owe for 2016 and 2017, and 20 (6%) owe over \$200 each. We have 20 current liens on these homes.

### Old Business

Nextdoor.com—382, Up 10 Since April: Erin noted we have 382 active members, and with only 548 total homes, that is a large percentage of The Valley!

2016-2017 Board Accomplishments: Robert David reported that several sink holes have been fixed. Ten to 15 streetlights have been put up throughout the neighborhood. We report pot holes to the City on a regular basis. The private road was dark, and we have paid to have lights installed to make it more secure. We have put up signs at main entrances announcing The Valley POA. Erin noted in addition to the playground and park benches, a picnic pavilion and picnic tables are in the works. We took a poll at the Neighborhood Night Out, and the majority of people suggested shade for the park.

2<sup>nd</sup> Sink Hole Filled: Robert discussed the sink holes which have been filled in the park area.

## Public Comments/Questions

A homeowner read from a Neighborhood Alliance publication. She requested bank statements and financial reports for the whole year. Erin replied that we distribute a financial statement at each month's Board Meeting. Robert also noted that the board presents an annual budget each December. He is putting together a spreadsheet for yearly costs of The Valley POA. He also gave a quick approximate rundown of what the dues are used for:

Total yearly expenses are approximately \$10,000-\$12,000

Insurance	
Equipment ins.	\$750
Land Ins.	\$750
Mowing cost (varies due to weather)	\$3,245
Bank fees	\$50
Website hosting	\$170
Postage	\$550
Property Taxes	\$17
OG&E (4 streetlights)	\$888
Welcome committee	\$85
Solar Lights Batteries yearly (4 entrances)	\$100
Neighborhood Night Out	\$1,000

## One-Time Expenses

16 Trees Removed	\$5,300
Playground	\$16,000
Entrance Plants	\$336
Park Benches (7)	\$1,438

Robert said the park and playground helps in competing with surrounding neighborhoods that have one. It also brings about community involvement.

## Adjournment

Meeting adjourned at 7:35 p.m.

*Sharon Dalton, Treasurer*

## Election

Erin announced the slate of people who have come to the Board and offered their services: Willis Loyall, Robert David, Tim Redwine and Mike Dillard. Erin opened up nominations from the floor. None were given.

The vote was taken and was unanimous:

Robert David  
Willis Loyall  
Tim Redwine  
Mike Dillard