

Valley Park Homeowners Association, Inc.
Board of Directors Meeting
July 15, 2021

Meeting Minutes

The July Board of Directors Meeting for Valley Park was held via webconference. Meeting called to order at 7:04 a.m. by Nathan. Present were:

President	Nathan Waite – Present - 2022
Vice President	Anthony Champeau - 2021
Secretary / Treasurer	Evelyn Adams – Present - 2023
Z&R Property Management	Darren Burns - Present

Homeowner Open Forum: None

Minutes: The 2021 March Meeting Minutes were reviewed and approved unanimously on a motion from Nathan.

Finance Report: June 2021. The Owner Receivables have dropped by more than half since March for a total of \$722. Total operating cash is at \$13,612 and total reserves of \$111,792 with \$51,719 at First Bank (liquid) and \$60,004 in the ENT CD currently at .21%.

Through June, the Association is \$8647 under budget and has funded reserves by nearly twice what has been scheduled. With the multiple snowstorms in March, the surplus will probably be at least partially used up. Snow removal for the year is \$10,415, which is \$415 over the annual budget, so it is hoped a mild winter will be experienced. Nathan asked about the variance on landscaping (over budget) and one account in arrears (1058?).

Darren notified the Board about an upcoming conversion of his management platform from Condo Manager to Cinc. This will move the First Bank accounts to a new bank that works with the new cloud-based software. New signature cards will be distributed. The platform should improve efficiency and owner interaction greatly and the Board will be offered free orientation and training once it is 100% up and running.

The repair of a stone fence pillar and trimming trees along woodmen were discussed. Evelyn is trying to contact the Fire Dept. to see if they can assist. Tony mentioned some of the trees are low enough that fence repairs cannot be conducted until the pruning is done. The trees are located to the north of the fence and some to the south of the fence on private lots but encroaching on the fence and into the Association-maintained area. There was discussion on consistency of repairs and the overall beautification of the woodmen fence. Hector with Z&R's roll will be augmented for items seen on regular inspections. He will also be given extra guidance to be more proactive on expectations for woodmen fence inspections (4 times per year) and ensuring Owners keep up their maintenance.

On the wing fences, a thorough inspection will be conducted, and specs sent to two fence contractors for repairs. There was general discussion on the upcoming fire mitigation project in September sponsored by CSFD. Z&R will continue to keep names of participants and Evelyn will send additional newsletters.

The garage sale is set for July 31st and Evelyn has purchased signs for posting in advance. Nathan will post the sale on Facebook Market and Craig's List.

Darren will be sent the address of a home where the house has been painted the approved color but has not completed the trim and another garage door that was painted without permission.

The next Board Meeting will be September 6, 2021 (in person at Z&R). The Annual Ownership Meeting will be held on October 6, 2021, at 6:00 p.m. The location is TBD but hopefully in person at a library, school, or fire station.

The meeting was adjourned at 7:55 a.m.

Evelyn Pudaite Adams
Secretary / Treasurer

Darren H. Burns
Property Manager / Scrivener