

Valley Park Homeowners Association, Inc.
Board of Directors Meeting
March 24, 2022

Meeting Minutes

The January Board of Directors Meeting for Valley Park was held via webconference. Meeting called to order at 5:35 p.m. by Nathan. Present were:

President	Nathan Waite – 2022
<i>Vice President - Vacant</i>	<i>Vacant - 2024</i>
Secretary / Treasurer	Evelyn Adams – 2023
Z&R Property Management	Darren Burns

Homeowner Open Forum: None.

The minutes from the January 2022 meeting were reviewed and approved unanimously on a motion from Nathan.

912 Dancing Horse Drive – The Board discussed the unauthorized AC unit recently installed outside the fence with the wiring attached to the wing fence. The Board voted to require the relocation of the wiring and require a screen fence around the AC unit on 3 sides minimum, or 4 sides if they want a gate or removable side. Must be colored to match the wing fences and they must submit a request with their plans. They will be given a deadline to respond to the request by April 15th.

Cul-De-Sacs Status – The initial goal was to reach out to trash companies and let them know not to turn around in the cul-de-sacs. The legal research determined that the Association was never deeded the cul-de-sacs by the developer, and they still belong to the City. The Association’s legal counsel is currently debating the matter with the City to lock them down into maintaining the cul-de-sacs in the future. While the debate is ongoing, Evelyn wanted to reach out to the garbage companies for safety purposes to not use the cul-de-sacs to turn around. They will be contacted and encouraged to follow the example of the school busses and enter on the east and exit on the west. Darren will draft a letter and contact each company by no later than Tuesday. When the final resolution is handled, all Owners will be informed of the change.

Woodmen Fence Project – Nathan has created Google Share documents to go to each owner documenting each issue and what owners need to do for the repairs. Hector sent out the initial notices a couple months back and will now be asked to follow up to hear back from owners by end of April to ensure they have a plan to complete the work NLT than the end of June so the Association can move forward with staining/painting.

Wing Fence Wind Damage Insurance Claim: Darren updated the Board on the status of the insurance claim for the wind damaged fences. The original estimate was about \$23,000, but Darren worked with the adjuster on emergency repair costs, additional homes and staining and the full loss is now up to just over \$35,000. This means the Association will receive \$25,000 of funds from insurance for the work as opposed to the original \$13,000 estimate. All the work has been completed, new steel posts where possible, all new cross rails and gates and pickets. The staining has been approved on one side by the insurance company and DeCarlo painting is just waiting for good weather to complete the job. Owners will be encouraged to stain the insides for better longevity.

Nathan and Evelyn both agreed they wanted some extra touch ups/finish work to close the gap on the pickets where the latch is and add a covering picket over the steel posts to hide them. Darren will reach out to CM Robinson to see if they can do this and to put the painters on hold until it is resolved. He should hear back within the next week. The Board will conduct a walk thru after the final work is completed.

1006 Extra Fencing – This wing fence was to be moved forward by the Owner and he agreed to allow the Association to do the work as part of the claim. Due to the angle of the fence and length of the wing fence, the actual cost was \$2515 extra for this work. The Board agreed to get the cost of the materials and present that to the Owner for reimbursement. Darren expects to hear back on that within a few days.

Automatic Bidding Threshold – With some exceptions for contract work, the Board reinforced that any projects over \$500 will be bid out to multiple contractors.

Greener Grass Contract Renewal – Darren requested the Board renew the landscaping contract with Greener Grass Landscaping. The new monthly rate would be \$2055. This is a 10% increase from the previous amount of \$1865, but moderate when considering the massive increases in gas and labor costs in the past year. The Board asked if they would lower the increase to 5% or wanted to get at least another bid.


Financial Statements – Questions on billing and fees for management, utilities, and other charges were reviewed on the income and expense statement.

Help Desk Email – Evelyn requested phasing out this email system in favor of using CINC more for Owner communications. Darren will set up CINC training with the Board through Reagan in his office. Nathan will investigate reducing cost through Godaddy.com.

New Board Member – Anthony resigned in March and his replacement will be discussed by the Board and they'll report back.

The meeting was adjourned at 7:25 p.m.

Evelyn Pudaite Adams
Secretary / Treasurer



Darren H. Burns
Property Manager / Scrivener