

Valley Creek Village Association

Annual Meeting Minutes

October 19, 2021

- Call to Order
 - Doug Bardwell, President, called meeting to order at 7:02 on October 19.
 - Meeting agenda:
 - Elect 3 board members,
 - Review procedural matters,
 - Conduct election,
 - Updates on staining and siding,
 - Other matters.

- Introduction of board members:
 - Jan Guray, Vice President (20+ years),
 - Mae Karoli, Treasurer (13 years),
 - Annette Reith, Secretary, is unable to join us. Mary Kay Wagner has volunteered to join the board and is taking minutes.

- New owner introduction
 - Carol O'Boyle (Valley Creek)
 - Theresa Flowers (Trails Edge)
 - Wanda Dillinger (Trails Edge)
 - Rose Jonovich (Sun Crest)
 - Dale and Bonnie Koch (Sun Crest)

- Meeting Minutes:
 - Members in attendance: 22 in attendance and we received 12 proxys on file. We have a quorum.
 - Notice of this meeting was mailed or distributed to all owners of record on October 2, 2021.
 - Prior year's meeting minutes were distributed previously. Jim Brown approved minutes, Wayne seconded. All approved waiving of reading of the minutes. Minutes are approved
 - Mae gave treasurer's report along with the budget for 2022. Dues can remain at \$140. If you want information on online payments through your bank contact Mae. If writing out your check must make it payable to Valley Creek Village Association

- Jan - Landscaping

#1 Landscaping mulched all common areas and applied river rock, removed dead shrubs, removed 7 trees behind condos, removed shavings from trees, put down new topsoil.

This is the first year for #1 Landscaping to do weeding. Did a better job than prior contractor, but Dan indicated we have weeds that spread that they missed. Doug requested anyone who has weeds to let the Board know. Anything from garage back is our responsibility. If you want #1 Landscaping to do any work let Jan know.

- Structures -

Would like to have more people on committee. Please complete any interest on the form that was distributed. This will not be a big time commitment.

Structures is in charge of reviewing plans that are submitted for changes outside the home. Plans are submitted to the board for final approval. We try to turn it around in a week.

Fencing is requested on Trails Edge by Costco. A separate meeting will be scheduled for that.

The Structures Committee will also be involved in the upcoming siding project.

Some concrete driveways and sidewalks are becoming a safety hazard. If it is happening at your home, it is your responsibility and should be repaired.

Each homeowner must submit certificate proving their home is covered for the full value of the replacement. These certificates should be mailed to the association or dropped off with Mae.

- Election process

Bylaws stipulate that we must have a minimum of 4 board members, but our legal advisors suggest that best practice is to have an odd number. Therefore, we will be adding one board member this year.

- Mary Kay Wagner has offered to fill in the position currently filled by Annette Reith.
- Doug Bardwell is willing to run again.
- Dan Nagel has volunteered to join the board.

Carol O'Boyle Motioned to accept these nomination; Jeanine Hammack seconded. All in favor. Motion carried unanimously.

- Other Business

- Sunshine Committee

\$167 is currently in the fund to be used when people get sick or pass away so we are able to send cards and flowers. Doug mentioned that we should let Jan know if someone is in the hospital or ill.

Jeanine suggested that we should be made aware if someone moves or passes away. Doug asked her for some suggestions on how to handle that.

Kudos to party committee. We had a great party committee. Kudos to Charlotte Becker for organizing

- New news

Valley Creek has our own website: ValleyCreekVillage.com. Some items located on the website:

- Our *HandiList* has been expanded. If you have had service people that have done a good job, let Doug know so he can add them. Doug would like to keep this updated and asked for a volunteer.
- If anyone has a new phone number or email, please let Mae know so we can update the contact list.
- *Emergency contact sheet*. This will provide contact information in the event of an emergency. If you want to update a contact let Doug know. He keeps this locked up in his safe.
- *Complaint Form*. If you have a matter that needs board attention, fill out the form on the website. Give to board member, don't call a board member. Please put it in writing.
- *Plan approval request form*. Any remodeling outside your unit must be approved by the Board. Complete the form on the website.
- Past newsletters and meeting minutes

- Siding update

- Doug announced that he has been able to engage the Cleveland Urban Design Collaborative to assist with our siding project. We will be working with one of the graduate architectural students to help with design suggestions, material sections, and construction specifications.
 - Starting next year homeowners will have the choice of (a) residing (b) staying with the existing T-111 wood siding. Colors for either choice will be finalized with the assistance of CUDC, and homeowners will have their choice of 3-4 colors.

- In 2024, any homes who do not decide to install vinyl siding will be stained. Our current painting fund should have enough to restain your home green one more time.
 - We will be conducting a “Contractors Day” in mid-January 2022 to discuss the project with selected contractors. Bids will be due by the end of January. We should be able to report back to homeowners by early February with more exact costs.
 - Sample siding colors were available for review and voting.
- Doug asked for any feedback or questions from attendees:
 - We will look into new mailboxes. Structures committee will investigate.
 - If siding is done in 2022, funds will no longer be required in the painting fund, and you pay about \$50 less per month.
 - Retaining wall: no plans to update, property is for sale and we don’t want to put the money into repairing if avoidable. Will look at cosmetic changes.
- Motion for adjournment. Jim Brown motioned, Dan Nagel seconded. Meeting adjourned at 8:37.