

Valley Creek Village Association
P. O. Box 361068, Strongsville, OH 44136

Annual Meeting Minutes
October 24, 2024

- **Call to Order**

- Dan Bendzak, President, called meeting to order at 7:03 on October 24.
- Housekeeping items:
 - Questions will be taken at the end of the meeting.
 - Please silence your phones.
- Meeting agenda:
 - Review procedural matters, including approval of last year's minutes
 - Presentation of financial report
 - Committee reports
 - Conduct election of 2 board members
 - Other business.

- **Introduction of Board Members**

- Dan Bendzak, President - vcvapres@gmail.com
- Charlotte Becker, 1st Vice President - vcvavp1@gmail.com
- Dan Nagle, 2nd Vice President - vcvavptwo@gmail.com
- Mae Karoli, Treasurer - vcvatreas@gmail.com
- Mary Kay Wagner, Secretary - vcvasec@gmail.com

As a note, if you have a need to communicate with any board members by email, please use their Valley Creek Board email address.

- **Introduction of Homeowners Present**

- New Owner Introduction**

- Raun and Deborah Kopp, Sun Crest
- Welcome to our new members!

- **Meeting Minutes:**

- Units in attendance: total of 25 units represented, 16 in person and 9 by proxy. We have a quorum.
- Notice of this meeting was mailed or distributed to all owners of record on October 10, 2024.

- Prior year's meeting minutes were distributed previously. All approved waiving of reading of the minutes. Minutes are approved and will be filed in the corporate record book.
- **Financial Report**
 - Mae commented that newsletters are sent out as needed to keep everyone updated on all activities and developments within Valley Creek. A few people are not opening these emails. If you are not receiving them, contact Mae to confirm your email address. If your correct email address is being used, check your spam and approve emails coming from vcvatreas@205343990.mailchimpapp.com so you can receive all notices and newsletters in your inbox.
 - A question was brought up about using Zelle. Mae commented that there is a charge to use Venmo and Zelle for business purposes. We will confirm this with our bank. Note: Mae spoke with the manager at the bank who deals with business accounts. Venmo and Zelle are for personal accounts only and cannot be used with business accounts.
 - Mae presented the treasurer's report along with the budget for fiscal year 2024-2025.
 - Monthly Assessment
 - Any homeowner who has sided their home should be paying \$90 through the end of 2025. (\$80 goes toward the general fund, \$10 to reserve)
 - Any homeowner who stained their home this summer has the option of paying \$140, \$150, or \$160. By paying a higher monthly amount that will reduce any amounts owed when we do the next staining.
- **Committee Reports**
 - Board accomplishments in 2024 – Dan Bendzak
 - Brick walls power washed, tuckpointed, caulked and sealed
 - Vinyl common area fences installed
 - New mailboxes and stands installed. Stands will be painted next spring as the wood needs to completely dry before staining. Color will be a shade of brown.
 - Valley Creek Village Association Facebook group was established as a way to share things going on. We encourage everyone to join this group and share comments.
 - Lightbulbs – the Board has agreed to replace any lightbulbs that are burned out. The board will fund this and replace them. This is to ensure that the correct color bulbs are used for safety and appearance in our development.

- **Painting update – Dan Bendzak**
 - Depending on the weather, Ernie will return to finish painting minor items like garage doors, fences, etc. in about 2-3 weeks.
 - Mailboxes – concern was expressed by a homeowner that mailboxes don't latch and water gets inside. Send an email to Dan Nagle if you are having an issue.
- **Landscaping – Dan Nagle**
 - The pine trees on Otani are diseased, and we are trying to be vigilant in the care of our trees so that doesn't happen at Valley Creek
 - 3 large spruces are being removed.
 - 18 shrubs will be removed mid-November. Will not be replaced with boxwood.
 - We will be replacing 6 trees and 15 shrubs in November.
 - Rock along fence lines will be refreshed where the posts were installed.
 - The damage in the front yard on Valley Creek that was caused by the water main leak needs to be repaired.
 - Trees will be replaced as needed. The board will create a form that should be completed if you want to have a tree removed and the board will prioritize based first on safety and then other requests.
 - We have no dead pine or spruce in front of our houses – some may need care to revive.
 - Fall cleanup will be done in November.
 - The front yards of 41 houses had new landscaping in 2010 including new trees. (2 owners did not want to have anything done in their front yards.)
- **Document Rewrite – Mary Kay Wagner**
 - Our Association documents were originally written in 1978-1979. We are in the process of working with our attorney to rewrite them, to bring them current legally, and incorporate present day practices.
 - The Board has met many times since early this year to read the documents exhaustively and make suggestions to the Attorney. They are being reviewed now and updated. Once we are confident they are accurate, copies will be distributed to each homeowner for your review. A meeting will be scheduled with all homeowners and our attorney to review the documents, present comments and questions, and vote on approval.
 - All homeowners should become familiar with these documents as in many cases they dictate how the Board makes decisions.
- **New programs at VCVA – Mary Kay Wagner**
 - Now that painting and siding have been completed, the Board has suggested some new committees be established:

- **Safety/Security** – this committee will initially focus on seminars and discussions relative to helping us be safe in our homes and our development. Strongsville police have agreed to help us with this. Contact Mary Kay if you would like to help.
 - **Landscaping/Architecture** – this committee will work with Dan Nagle on on-going landscaping issues, perform walk-throughs to assess any issues. We would be interested in finding a handyman that could work with us as needed to do home repairs. We will also update the handyman list on our website. Contact Dan if you would like to help.
 - **Social** – this committee will plan the annual potluck as well as more frequent social events so we can get to know our neighbors. Contact Char if you would like to help.
- **Election of Officers**
 - Officers are elected for a 2-year term. Mae Karoli and Char Becker’s 2-year terms are expiring. There are no term limits on board members. Dan Bendzak made motion to elect Mae and Char. Motion was approved and carried unanimously.
- **Sunshine Committee**
 - \$157 is currently in the fund to be used when people are sick or pass away so we can send cards. A suggested donation into this fund is \$5 per home.
 - Notify Jan Guray if you know anyone who is sick or has passed away.
- **Motion for Adjournment.**
 - Meeting adjourned at 8:30.

Respectfully submitted,
 Mary Kay Wagner
 Secretary