

Valley Creek Village Association
P. O. Box 361068, Strongsville, OH 44136
Website: www.valleycreekvillage.com
Facebook: valleycreekvillageassociation

Annual Meeting Minutes

October 23, 2025

- **Call to Order**

- Dan Bendzak, President, called meeting to order at 7:03 on October 23.
- 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 3 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

- **Introduction of New Homeowner**

- Welcome to our new homeowner, Debbie Malik!

- **Meeting Minutes:**

- Units in attendance: total of 22 units represented, 11 in person and 11 by proxy. We have a quorum.
- Notice of this meeting was mailed or distributed to all owners of record on October 10, 2025.
- Prior year's meeting minutes were distributed previously. Doug Bardwell made a motion to waive reading of the minutes, Teresa Flowers seconded, and motion was unanimously approved. Minutes are approved and will be filed in the corporate record book.

- **Financial Report**

- Mae presented the treasurer's report along with the budget for fiscal year 2025-2026.
- Monthly Assessment
 - There will be no increase in the monthly assessment.
 - Mae advised that the snowplowing and landscaping contracts are up for renewal next year. We are unaware of what those increases might be, so there may be an increase in maintenance fees next fall.
 - The snow removal contract is based on the number of times they plow per year, and any plowing over that is billed separately. The landscaping contract is based on the number of times the grass is cut, and any cuts over that are billed separately.

- **Committee Reports**

- Landscaping – Dan Nagle
 - Past year accomplishments
 - Removed 31 shrubs, 3 large trees
 - Added 28 new shrubs, 6 new trees
 - Remaining trees will be replaced November 6
 - One tree in Teresa's front yard to be transplanted to a different place in her yard in November
 - Transplanted 11 plant materials that were removed from some homes to other locations. By doing this, \$400-500 saved
 - Our goal with landscaping updates is to operate fiscally responsible, continue to improve the looks of our properties, and get ahead of any possible diseases.
 - Mary Kay Wagner commented on how good our community is looking after the work that has been done.
 - Dan stated that #1 has been doing a great job.
 - Teresa requested that we consider having an option to choose between black or brown mulch based on the color of our house.
 - Architectural review
 - Mailboxes will be stained next spring
 - Document rewrite – Mary Kay Wagner
 - The final association documents were distributed to each homeowner, either by email or hard copy if specifically requested. Mary Kay expressed the importance of having these documents updated to keep up with State laws and regulations regarding homeowners associations. We will be scheduling a meeting to approve the new documents after the first of the year, and it's important that everyone read them and send in your proxies so they can be approved and filed with the County.

- Mary Kay mentioned that in numerous places in the documents, the “Rules” document is referenced. The Board will be writing this document after the first of the year, and it will be our guide to living in Valley Creek. This will be another huge project that the Board will hope to complete next year, and our goal is that it will last for years to come.
 - Street parking marks
 - One of the articles in the revised Declaration is a prohibition on parking vehicles within 50 feet of an intersection. The purpose of this is to avoid accidents as people are making turns on Trails Edge and Suncrest. Mae advised that there are pink paint markers on the street on Valley Creek at Trails Edge to show 50 feet. Starting where Valley Creek begins to curve onto Trails Edge there is a pink mark. Going towards Falling Water there are marks at 15’, 25’ 35’ and 50’.
 - Safety/Security – Mary Kay introduced the idea last year that we establish a committee which 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, and the Boards of Otani, Akita and Iyami expressed interest in participating. This project was put on hold last year due to other priorities that the Board was working on, but we would like to readdress this next year.
 - Carmella suggested we do a Christmas crawl. She and Char will talk further about this.
 - Sunshine Committee – Char sent out 2 get well cards to homeowners that were ill. There is currently \$143 in the Sunshine fund. Please let Char know if you are aware of any who is sick, has had an accident, or has had a death in their family.
- **Election of Officers**
 - Officers are elected for a 2-year term. Dan Bendzak, Dan Nagle, and Mary Kay Wagner’s 2-year terms are expiring. All three Board members have agreed to stay on for another term, as there are numerous projects being worked on that they would like to complete. There are no term limits on board members. Char nominated the three members; Doug seconded the motion. Vote was taken and carried unanimously.
- **Motion for Adjournment.**
 - Meeting adjourned at 8:15.

Respectfully submitted,
Mary Kay Wagner, Secretary