VILLAGE OF VALLEY GREEN WEST ASSOCIATION BOARD MEETING MINUTES

DECEMBER 15, 2021

Via ZOOM

Call To Order:

Board President Les Gouffer called the meeting to order at 7:00 pm.

Members Present: Les Gouffer, Nathan Herr, Laurence Wachs, Tami Grim, Bill Strohm and Carol Miller.

Members Absent: Alyssa Attinger, Kathleen Presley, Tami Grim and Eric Harris

Approval of Previous Meeting Minutes:

During the last meeting the board heard a presentation by Isaac Sweeney of Landmark developers of the proposed Red Mill Crossing development. Laurence noted the need to delete a portion of the draft minutes and obtain additional data from Mr. Sweeney.

Due to numerous questions from other board members about the presentation the board declined to amend the meeting minutes during the meeting and defer the approval to the January 2022 meeting when the Landmark presentation notes are clarified.

Homeowner Concerns:

No homeowner concerns were presented by any homeowner. No homeowner concerns were relayed by board members from any homeowners.

Board Vacancy:

The board has a vacancy for a board member presently as well as an open position as Board Secretary from among the board members due to the departure of the Board Secretary. Resident Ed Belskey attended and offered his services as a board member and agreed to act as Board Secretary if chosen as board member. Ed noted that he had some experience in these matters in a previous organization and welcomed information from the board as to specific duties the Secretary would provide to the board.

Laurence Wachs noted that another resident who expressed interest in the vacancy was unable to attend the meeting due to work and was unwilling to vote until all potential board members were available.

Les Gouffer welcomed Ed to the meeting and offered several items concerning board membership. Les is reluctant to elect another board member until the opening is advertised fully. Board members are expected to attend board meetings regularly in order to fulfill board functions in a timely manner. Association bylaws allow replacement of a board member who misses 3 meetings in a year. The number of board vacancies may increase in time.

Les understands that people may be unable to act as board members due to work schedules, illness, or other obligations and which will make board membership impossible. This is totally understandable and appropriate.

Les appreciates all efforts of board members on behalf of the community. In the community interest, Les requests active board member participation.

Les noted that although the vacancy was advertised in one area, greater efforts are desirable to recruit interested residents. Residents verified to be in good standing by Carey at PMI may present themselves in person at the regular board meeting at the VVG Clubhouse at 7:00 pm on January 17, 2022, for consideration as board member.

Committee Reports:

Secretary Report:

Acting Secretary Laurence Wachs noted that he sent the approved minutes from the October 2021 meeting to Carey for publication on the association website. The minutes were previously sent to board members. The November meeting minutes were not approved and will be submitted when given final approval by the board.

Pond Report:

Board members noted that the pond status is presently being affected by the Landmark decisions about the proposed Red Mill Crossing plans. Further plans are uncertain.

Landscape Committee:

The dead bush on Conley Lane will be removed asap and replaced when the weather is appropriate. Landscaping will begin again in the spring.

Carey from PMI :

-Trees from Jack Short’s property fell onto a residence along White Dogwood. The resident called Carey about the association response. Carey looked at the plat map and determined that only Jack Short or resident property was involved and advised the resident to follow up with the township to obtain data on the estate of the deceased Jack Short for insurance purposes.

-Carey brought up the subject of the board’s ability to respond quickly to fallen or dangerous trees under association responsibility.

Les Gouffer noted that the board cannot take responsibility for resident or Jack Short trees, but the board does have responsibility to safeguard residents and their property. It is advisable to have a formal survey done to assess all association trees by an independent arborist to supply a detailed summary. This summary can be looked at by Laurence and Carol Miller to create a plan to address the priority of tree removal or other treatment to keep residents safe and limit property damage. All factors will be considered as related to association liability and resident safety.

-Les suggested a standby authorization for Carey to spend $1000 to pay tree vendors on an expedited basis due to long response time to vote for tree service after a storm. The board voted to give our PMI agent the authority to spend $1000 without board vote for priority tree service.

-A large branch of an ash tree fell in the back yard of two properties on White Dogwood. The branch fell from a dead ash tree on association property. The board requested that Carey hire a trusted tree service from among three trusted tree services on an expedited basis.

OLD BUSINESS:

The association received a bid from Kenny Masonry for repair of a portion of the cement under the mailboxes on White Dogwood Drive near Red Mill Road for the cost of $1750. Nathan Herr moved to accept the bid and the board authorized Carey to hire the vendor to complete the work as soon as weather allows.

NEW BUSINESS:

Stacey Devine expressed concern about the condition of a home where the owner had been removed from the home by the township, and the home was condemned. Discussion among the board noted that many other people had greater rights concerning the property, including the mortgage holder, relatives of the deceased, the taxing authority and code enforcement personnel. Someone is mowing the yard but the property is deteriorating nonetheless. Matters of this type unfortunately may not be resolved for years.

Carey will publicist the board vacancy via PMI email, on Condo Café, and at mailboxes and the clubhouse display cabinet.

ADJOURNMENT:

Nathan Herr moved to adjourn the meeting. Laurence Wachs seconded the motion, and the motion was unanimously carried.

NEXT MEETING:

The next scheduled meeting will be held at 7:00 pm on January 19, 2022, at the clubhouse.

The meeting will be held IN PERSON with social distancing in effect.