Village of Valley Green Homeowners Association

Meeting Minutes March 16, 2022

1. Call to order:

President Les Gouffer called the meeting to order at 7:00 o'clock PM at the Association clubhouse.

1. Board attendance:
2. Members present: Les Gouffer, Alyssa Attinger, Ed Belskey, Stacy Devine, Tammy Grim, Eric Harris, Nathan Herr, Carol Miller, Laurence Wachs, and Dan Wyrick.
3. Members absent: Bill Strohm.
4. Approval of February meeting minutes

Acting Secretary Laurence Wachs noted the delivery of the draft minutes via email to all board members. After short discussion, the board voted to accept the minutes and publish them via the usual channels.

1. Open forum for Homeowner Comments:

No homeowners were present, however, two Board members (Ed & Stacy) asked questions as homeowners. No issues were presented to the board to be resolved. Informative discussion regarding rules surrounding signs and decorations took place. Laurence agreed to study and present feedback regarding the topic at next Board Meeting.

Laurence then shared Homeowner Comments/Concerns gathered by his ‘Rules and Bylaws’ Community meetings as follows…

Pet Waste – Pictures provided on FB page regarding the offense, but observer refused to name the perpetrator.

Outdoor cats – Call Animal Control.

Enforcement questions asked.

Speed Limit Signs requested – Township action required.

Suggestion to sell ALL VVG Amenities, to include Clubhouse, Pool and parks.

More lights should be installed/provided in the Community, specifically at mailboxes. Discussion indicated this comes at a cost, to include electrical power required, maintenance and security cameras also required.

Guests permitted at Pool – Community waiver requests signed by Homeowners restricts. Discussed how it could be a liability on Homeowners individually.

Trash Can exceptions for being on the street (see February minutes detail).

Doggy pots – Suggested to be in poor condition. Replacement possibilities and details discussed. $99 cost plus installation cost is required minimally. Laurence will tell Carey to address where required.

Community Dumpsters suggested – Besides having no location/space to provide, this isn’t an option.

V. Reports

1. Secretary.

Acting Secretary Laurence Wachs reported that that February meeting minutes had been issued for comment and no other issues remained except for approval.

1. Treasurer.

Treasurer Eric Harris reported that the financial status is as expected, and suggested HOA enforcement fees along with late fees should be sent to Reserve. Was agreed that idea could be discussed during annual Budget planning. However, historically, because of unpaid dues, these overages have remained in the General Fund.

1. Other committee reports.

**Bylaw Update Committee:** Laurence reported that five meetings have already been held to gather input from the Community. The meetings concerned both Bylaws and Rules & Regulations. Laurence requests input from residents to assist in updating both Bylaws and Rules and Regulations. Any comments can be sent to Carey Twigg, who will refer the email to the committee for inclusion in Bylaw and Rules & Regulations changes. Laurence suggested a formal Notice and Comment period of 30 days to commence on 4/1/2022 through 4/30/2022, as a formal means to accept additional comments prior to any changes to the Bylaws. Thereafter Laurence will include ideas presented into the preparation of ballot questions for the entire community to vote on. The results will become the new Bylaws, either unchanged, or changed according to the votes of the Community.

**Landscape Committee:** Carol Miller reported that Pick up PA Program will be Saturday April 30 from 9AM-1PM for a spring cleanup. The board previously voted a $50 contribution to the effort from the recreational expenses budget.

VI. Old Business:

1. Pool Condition.

Boyer has been contacted to provide assessment. He’s promised to review and provide feedback by deadline for pool opening. Les Gouffer noted that there’s paint chips and the concern is how they’ll potentially collect in filter and hamper operation.

1. Tree service.

Wind storm has caused damage and downed trees. Three proposals were requested to be able to review at meeting. Corner tree Yocumtown & West and two trees at Infinity Circle along with thinning out an area in woods for management was proposed. Motion to take trees down (Laurence/Ed) was approved (Carol No). Second motion to award work to Alpine (Laurence/Nathan) was unanimously approved.

1. Security System status.

The security system installation for the clubhouse, pool, tennis court, basketball court, parking lot nearby and the playground on N. Conley with Kit Communications has been commenced. Update: There’s an area not covered and another camera needs added to the contract. Additional cost of $1,045 to existing contract was motioned (Tami/Ed) and unanimously approved. Board conversed about how the basketball courts would be accessed because the security system was going live the next day and Residents don’t have access cards. No conclusion was made, but Entry doors would be manually secured until resolved for all residents to have access.

VII. New Business

1. Trash Enclosure suggestions.

It was shared that trash bin enclosures are 44” – 48” high and trash bins are 42” high, so there’s no concern about visually hiding the containers. Laurence submitted proposed addition to Rule #2 – Trash and Recycle Containers/Bins. Submission was distributed and discussed and tabled for future. Laurence also submitted proposed changes to Bylaw 12 – Design and Color Standards (Siding/Roofs/Doors). Discussion entailed getting motion (Laurence/Dan) for Les to ask Sara Austin if Board can tell folks what color they can paint their homes. Unanimous vote. This effort is to enable an outline of Board’s authority to make Rules and Regulation modifications.

1. Parking lot light repair.

This is ongoing. Carey is to get completion of repairs previously started but incomplete because of weather.

1. Stair repair on Privet leading to playground.

Mann provided proposal to make repairs. Pricing withing minimum that Carey can authorize work. Les will inform her to contract the repairs.

1. Vandalism at playground.

Newberry Township police officer responded to the incident. Incident involved swastikas being painted on picnic table. One kid cleaned it up did not disclose other participants. Was given a warning.

1. PMI Website clarifications

PMI is only responsible for keeping Condo Café information current. However, Board discussion indicated that there’s some activity happening that is keeping the VVG website partly current as well. Neither site is adequate in entirety. Folks intend to reach out to Dean and Liz, who have previously kept the VVG website current. Action tabled till next meeting.

1. Expectations and Code of Conduct for Board Members to be incorporated into Bylaws.

A handout was distributed entitled ‘Model Code of Ethics for Community Association Board Members’. There was no discussion.

VIII. Adjournment. There being no additional business, the Association Board voted to adjourn the meeting at 9:13 PM. The next regular meeting will be held on April 20, 2022, at the Association clubhouse at 7:00 pm. All residents are welcome to attend.