Village of Valley Green West Recreation Association

Monthly Meeting Minutes April 20, 2022

I. Call to Order:  Moderator Carol Miller called the meeting to order at 7:00 pm.  Sufficient members required for quorum were present at the meeting.

II. Roll Call of Board Members:

    a. Members Present:  Laurence  Wachs, Carol Miller, Stacy Devine, Alyssa Attinger, Nathan Herr, Tami Grim, Ed Belskey

    b.  Members Absent:  Les Gouffer, Dan Wyrick, Eric Harris

III. Approval of March 2022 Meeting Minutes:

Acting secretary Laurence Wachs presented the March 2022 minutes for review and approval.  After a short discussion Ed Belskey made a motion to approve the minutes as written, the motion was seconded by Tami Grim and the board unanimously  voted to approve the minutes as written.  PMI will publish the minutes as usual.

IV. Open Forum For Homeowners:

    a.  A resident asked for an exception to the trash can rule based upon ADA status and other issues.  He was asked to submit a detailed appeal for review by the board in a timely manner.  The board expects to provide an answer by the May 2022 meeting.

     b. Laurence Wachs reported member comments from the Facebook site gave several reasons why guests should be allowed at the pool during this swim season at our pool.  Ideas included- installation of a new security system to record all areas of the pool, pool attendants were sufficient last pool season, the number of people allowed in the pool will never be reached, no incidents in recent years, and we are already operating under swim at your own risk.  This question will be decided finally prior to opening the pool and communicated to homeowners..

    c.  A member notes some elderly residents may be unable to safely pull trash cans through some homes and down steep steps.  Laurence noted that the reasons for an exception are individually based and will be decided on an individual basis, while retaining the spirit of keeping the community clean and neat for all residents.  People bought properties with the order that comes with HOA living and we must respect their actions.  A final rule is planned for decision at the May 18, 2022 meeting, and will be fully implemented thereafter.

    d.  A member noted that people drive too quickly in the neighborhood.  Discussion continued resulting in the conclusion that the township must receive the pressure to change a speed limit.  A possibility is that the association see what signs other than speed limit can be used such as Children at Play and such. There is no right for this association to change the speed limit.

V.  Presentation of Reports:

    a.  Secretary Report:  Laurence Wachs reported that the March 2022 minutes were approved, and had nothing else to report.

     b.  Treasurer report:  Laurence reported that there were many construction projects being finished and started this time of year.  An updated financial report will be presented at the May 2022 meeting.

    c.  Landscape Report:  Carol Miller announced that the cleanup day for the association will be April 30, 2022, when we meet at the pavilion at 9:00 am. Bags for the cleanup, reflective vests and a light lunch will be provided.  Carol will provide guidance where efforts can be given to make our community a cleaner place after the winter.

   Carol also noted the work by A Touch of Grass was being done professionally.  This vendor is our new landscaper and has responded well during the past winter.  Carol had a question about the landscaping contract which will be followed up with PMI and the vendor.

VI.  Old Business:

    a. Pool Attendants-  The pool attendant job advertisement was discussed.  Members noted that given the current economy the $13 per hour may be insufficient to attract reliable people.  After discussion the board decided that we would give the advertisement a week to see what interest is expressed, but would consider a higher pay rate if adequate interest does not occur.  Although the advertisement noted we needed 6 pool attendants to open the pool, the board is fully committed to opening the pool on time by all means necessary.

    b.  Pool Painting and Maintenance- Pool cleaning in preparation for the sealing and painting is in process. This was last done in 2015 and this service is due.

    c.   Pool Opening-  The pool will open as planned the Friday before Memorial day with pool attendants on site.  PMI will set up the pool pass/security card distribution the week before pool opening.  The pool gates will operate via security cards when sufficient cards are issued. PMI will also simultaneously have the pool waiver and notices at the same time for residents to sign.  Residents may make applications via the existing recreation or pool pass to speed up the issue of the security cards at the time.

     d.  Long Term Budget Committee-  Les Gouffer requested that a committee for long-term budget planning be created to ensure the needed preventive maintenance is being done as the reserve study intended.  Carol Miller, John Russell, and Dan Wyrick (by prior communication) agreed to undertake this review to ensure we maintain our facilities properly to prevent costly emergency repairs to our facilities.

    e.  Bylaw Committee-  Laurence reported that there were 5 meetings held during various weekdays, weekends, and hours of the day during the last month.  An additional Notice and Comment period is being sent via Facebook and the registered email via email blast. The final input received from the in-person meetings and PMI written comments by letter or email will be turned into ballot questions sent to homeowners in a multi-page set of questions about the preferred content of the new bylaws, and to a lesser extent the rules. Input and suggestions are requested to better serve our association members while retaining its essential character. The results will be tabulated and turned into the updated bylaws and rules which will be published prior to the Annual Meeting.  Homeowners who wish to serve as Directors of the Board of Directors will have adequate opportunity to nominate themselves for election at the Annual Meeting in September.  We appreciate all opinions and will honor the community input in an impartial manner.

     The association operates subject to federal law, state law, local ordinance, and the association covenants.  We can change only in the area covered by bylaws and rules.  The essential character of the association neighborhood is reflected in these documents.  People have bought homes in this neighborhood since the 1980s with an expectation that certain standards will be upheld into the future.  This is the association purpose and function.

VII.  New Business:

    a.  Restroom Door Repairs at the clubhouse- Two restroom doors at the clubhouse have suffered damage to its jambs due to water damage and time.  After discussion the board determined that getting bids for replacement of the doors is due based upon age and condition of the doors.  Carey Twigg at PMI will coordinate this response for board action in May 2022.

    b.  Dog Waste Stations- Dogipot dog waste containers have been bought to replace a damaged one at West Street and White Dogwood and to increase the coverage by placement of two additional stations on 2 streets presently without one, and possibly replacement of a station missing on the other side of White Dogwood.  The board has contacted Jim Fodor and our handyman Mannsco to coordinate replacement and installation of the new stations as soon as possible.

    c.   Trash can  placement-  Laurence noted that a final vote on the new trash can placement rule will occur in May 2022.  The first step to obtain an exception based upon some hardship is for the member to make the appeal in a detailed statement of the problem at issue and suggested resolution of the issue. Fines incurred prior to filing an appeal will not be forgiven because the homeowner was aware of the situation and took no action. Fines will be suspended pending final decision by the board. The board will follow up as quickly as possible thereafter to obtain all needed information, and present a recommendation at the next regular meeting for a final full board decision.  The member will be required to comply with the agreed-upon resolution or comply with the basic rule.  That resolution will be retained in the address file at PMI and will not follow the address when the home is sold.

    d. Lightning strike-  A PC board controlling the doors in the security system was burned from a probable lightning strike. After discussion of two options, the board voted to purchase an uninterrupted power supply for door operation, data retention, and surge suppression at the same time to beef up the system against violent weather as we have here.  The expected cost will be $100 to $200, and will protect the entire security system from power surges from any source.  The camera system was undamaged from the previous lightning activity and is recording all motion detected in the playground, pool, court and court parking areas for later review as apt.

    e.  Board Vacancy- Due to a vacancy on the board, John Russell expressed interest and was voted in as a board member for the unexpired term of Bill Strohm, who resigned due to extensive work conflicts.  Bill's work was valued.  John brings significant experience with community management from Colorado with the military at Fort Carson and significant life experience in a number of areas.  John's contributions are welcome and we look forward to working with John in the future as long as he is willing.

    f.  Playground Step Repair-  The board was informed that the steps on the hill at the playground at Privet Drive are not finished.  Weather was likely a limiting factor given the construction requirements.  We will follow up now given the warmer weather.

    g.  The concerte work at the mailbox on White Dogwood near Red Mill Road was started.  All that remains is final contouring of the grass abutting the new concrete.  This contract was awarded last year for completion as soon as weather allowed this spring.

    h.  The clubhouse yearly HVAC tuneup was accomplished at the clubhouse.  No significant damage was reported.  This system is aging and will need care to continue operating. We will request any additional information from the vendor as to the HVAC future prognosis. The bill for service was budgeted last year.

    i.  Pool Chlorine-  The chlorine supply in the recirculation motor was filled by Boyer in preparation for the swim season.

    j.  There is a small leak in the plumbing closet downstairs near the front door of the clubhouse.  PMI was requested to arrange a plumber to fix this leak before it becomes a larger and more expensive issue.

    k.  A real estate estate developer bought an association home at sheriff sale and requested forgiveness of some late fees.  The association lost $1,000 of uncollectable cost in the sheriff sale. This has not been done in the past and will not be done in this case.

    l.  Pool Supply Price-  The chlorine maintenance supplies expense will rise slightly.  Our supplier will not tack on any price but merely pass on the price increase charged by the manufacturer.

    m.  Receptacle Replacement for the security closet-  A new receptacle was installed by W. S. Carey for better security of the power source for our security system inside the locked closet.

    n.  The parking light is still out at the parking light by the pavilion.  PMI will follow up with the contractor to determine when the light will be repaired.

    o.  Architectural Changes and Designs requests-  Laurence summarized the purpose of the Architectural Changes and Design in Rule 13, which covers outside  areas of association lots and buildings.  The colors of doors, siding, roofs, shutters, and outside appearance are all included. Due to the passage of time, changing construction materials, terrain changes from erosion,  lack of attention in the past to maintaining standards, and other factors, exceptions to rules have popped up around the neighborhood.  This is important because unapproved changes where prior approval is required do not protect the homeowner from being required to comply with the rule as written under certain conditions. Special order materials are often not returnable and must be paid in advance.  Purchasing materials that then must be exchanged or repainted or somehow altered due to being out of compliance is a difficult problem for the association and the homeowner. In addition, fences have been erected that do not allow neighbors to pass to the rear of properties as required by Rule 22 to give everyone safety access behind their homes. The Board is required to attempt to retain the character of the association by enforcing the covenants, bylaws and rules.  The Board is looking closely at ways to be fair to existing homeowners yet act in the spirit of the rules.  Therefore the association will be collecting information of the outside appearance of the association lots to determine the true status and make better decisions in the area of Rule 13 and making decisions on existing situations where appropriate.

    p.  The trash can approval issue is postponed till next month for when Les Gouffer returns.  In any case leaving trash cans on sidewalks in front is not appropriate.  The board will still accept appeals concerning trash can placement and make decisions pending final board decisions.

   q.  Discussion was held concerning the price of recreation cards.  After considerable input the Board voted that the first cards should be $10 and replacement should be $20 in order to mitigate card loss.

VIII.  Business having been concluded, the Board adjourned at 8:45 pm.  The next meeting will occur on May 18, 2022.