

VALLEYFIELD HOA BOARD MEETING

MINUTES

JUNE 17, 2008

7:30PM

CPA OFFICE

MEETING CALLED BY	Board of Directors
TYPE OF MEETING	Regular Scheduled Meeting
ATTENDEES	Cathy Samperisi, Stefanie Hansen, Jen Schindler, Caroline Curran Sharon Willis (CPA) Tim Pollachioli (ARC) John Richards, Amy Blosser (homeowners)

Agenda topics

VALLEYFIELD DAM

DISCUSSION	John and Amy were invited to participate due to their prior wetland/pond/dam experience. Per Sharon: the main issue with the dam is that the area around the pipe is eroding, water is flowing around the pipe instead of through it. Sharon met with the Town on May 28· 2008 and was told that Valleyfield needs to act quickly to prevent a major situation. Two possible courses of action: repair/rebuild the dam or restore it to its natural stream state.
CONCLUSIONS	First of all we need get a few engineers to give us quotes. Possibilities: Harris Teeter engineer, Thompson Engineering, Sharon's acquaintance through another HOA. John will pick up a business card from the worksite Worksite at Harris Teeter to pursue that engineer and Sharon will call her acquaintance to set up an informal meeting.

COVENANTS

DISCUSSION	The prior board recommended updating or changing the covenants to better maintain our neighborhood 's quality and appearance. . The Board reviewed covenants from several neighborhoods to see if adopting the NC Planned Community Act or adopting additional covenants would affect the HOAs ability to impose fines on residents who refuse to follow our C&Rs. It was discussed that in order to revise the covenants we would need to spread the word about revisions and seek out positive votes in order to be effective.
CONCLUSIONS	One possible way to publicize proposed changes is to post on website. Sharon will contact our lawyer and set a time for him to meet with the Board to discuss the direction that the Board will need to proceed regarding the HOA's ability to impose fines regarding violations to the covenants.

PLAYGROUND MULCH

DISCUSSION	Landscape company quoted \$1,200 to add mulch to playground. During a phone call he told Sharon that the mulch costs \$25/yd and there is a \$40 delivery fee.
CONCLUSIONS	A lot of money will be spent on labor so Caroline will look into ordering mulch to be delivered and have residents help out spreading it around the playground. Caroline will also seek bids on mulch, for a future vote.

POOL FURNITURE

DISCUSSION	A homeowner inquired as to the possibility of adding a couple of table/chairs sets at the pool.
CONCLUSIONS	We will evaluate the space available and the cost. Tabled for further discussion at a later date.

POOL GATE

DISCUSSION	It was discovered that it is possible to bypass the keycard and reach around to open the gate.
CONCLUSIONS	Cathy and her husband will pick up additional metal grating and install the same in order to reduce the occurrences of unauthorized entry to the pool.

OBSERVERS	None
RESOURCE PERSONS	John Richards, Homeowner, Amy Blosser, Homeowner and 2007 board member
SPECIAL NOTES	None

Minutes submitted by Jen Schindler, reviewed and approved by the Board of Directors.