

VBHA MEETING MINUTES

Valleybrook Homeowner Association
Monthly Membership Meeting
September 8, 2020

Call to order 7:02 PM

Village of Valleybrook Homeowners Association Meeting was held at the clubhouse September 8, 2020.

1. Board Attendees Named and total number in attendance:

<input checked="" type="checkbox"/> Justin Buccilli (President)	<input checked="" type="checkbox"/> Aldo Cardoni (Vice-President)
<input checked="" type="checkbox"/> Joseph Ghobreyal (Treasurer)	<input checked="" type="checkbox"/> Janet Maffei (Secretary)
<input checked="" type="checkbox"/> Aldo Cardoni (Director of Architecture)	<input checked="" type="checkbox"/> Andy Zachar (Director of Facilities)
<input checked="" type="checkbox"/> Jim Holt (Director of Operations)	<i>Valleybrook homeowners/residents</i>

Board of Directors: Present Absent

2. Approval of minutes

VBHA community meeting held via ZOOM due to social distancing for COVID-19 virus. Board provided August 2020 minutes via email to the community to discuss. All attendees had the opportunity to review and ask questions. Minutes unanimously approved.

A word from Jim Holt: Most of you who know me, know that I do not take part in social media. I prefer face to face, or at the very least, ear to ear communication. And it really does take a lot to get me irritated and to speak up.

However, recently it was brought to my attention about a posting on the Valleybrook page on Facebook and it was strongly suggested that I read it. With the incredible amount of negativity that was expressed, it further affirmed my reason why I won't do it in the future.

That being said, I feel compelled to address various aspects of this posting about a fine that was levied by this Board against Mr. George Kuney's decision to create a water slip-n-slide on common ground in, what I call, the grassy knoll court.

The critical word here is LIABILITY. If something is erected on common property in Valleybrook, in this case the slip-n-slide itself, and people use it, the HOA is then liable in the event of accident or injury. Each of us owns 1/264 of this community and that means if someone was injured during this use, we, that's you and me, and each of us are now financially liable.

Yes, there are public places in our community where accident/injury could occur, the pool, the playground, those type of areas in Valleybrook are covered by the HOA's insurance. A structure, whether it's permanent or temporary, that is erected on common property without the permission of the Board, opens us all up for a lawsuit. That's you, that's me, that's each of us.

Prior to the erection of this structure, Mr. Kuney, on three separate occasions, approached three separate individuals and had a casual discussion regarding his desire to create this slip-n-slide. He discussed how he had already bought the lumber, purchased the plastic sheeting and would have eco-friendly liquids so as not to harm the surrounding areas. In this casual conversation, Mr. Kuney was told that permission would not be granted to create this structure because of the liability to the HOA. That's you, that's me, each of us. He proceeded to have a second conversation with two different individuals and there was no comment made. After that he had a third conversation with a different person, and it was indicated to him that it would not be a good thing to do unless he had Board approval. Mr. Kuney ignored what he was told and knowingly went ahead, anyway, with the creation of this structure and to hold his event without receiving Board approval. Again, remember, in the event of an accident or injury, each and every one of us in Valleybrook could be held liable. Mr. Kuney's actions opened us all up to potential litigation. Two Board members personally observed the slip-n-slide-one prior to usage and one when it was in use. The activity level in the grassy knoll court was very hard to miss. Did he really think it would be kept a secret? It was also discovered that there were people there that did not live in Valleybrook.

Now, fast-forward to Mr. Kuney's posting on the Facebook page. Mr. Kuney received the fine as he reported. However, contrary to a comment on his posting, let me assure everyone in Valleybrook that there is a considerable amount of discussion between all the Board members before a fine is levied, making sure that the perceived violation is indeed a fineable offense. The Board members all weigh in with their own thoughts prior to the issuing of the fine. It is often two to three days of discussion before a final ruling is made. It is never just one Board member's decision to levy a fine.

The Board further delved into a lengthy review, after Mr. Kuney's public comments about the fine on social media. The consensus of opinion is it was felt that since Mr. Kuney received prior information, in a casual setting, that Board permission for this slip-n-slide would not be received, and because he went ahead and erected it anyway, that the fine stands.

3. Reports

President's Report

- Board Elections and Candidate Presentations

I am going to go slightly out of order from my agenda. I wanted to start with the election portion because that will give us the time to go through that. I guess people could probably see from the background behind me I am at the clubhouse conducting the meeting tonight. The reason I came up was to double check the drop box here in the clubhouse just in case we got any paper bios for last minute drop offs. We did not, I checked the box just before the meeting started. We did not get any additional paper biographies. We did receive 6 biography forms from individuals in the community interested in running for the Board. There do not appear to be any current eligibility issues with any of those submitted but we'll double check just to ensure that we're doing things by the book and by the by-laws. Printed ballots will be mailed to every owner at the address we have on file here in the clubhouse office. The annual meeting, where the election results will be announced, is scheduled for October 27th, 2020 at 7 PM, here in the clubhouse. All residents are welcome to attend. All board members will be in attendance and any candidate should also be in attendance because if elected, the Board as it will be constructed at that time after the election, will meet immediately following the announcement results for executive session to

discuss and reorganize. In your ballot will be at a stamped envelope pre-addressed to the CPA for the community, Tom Loreface. If you want to send the ballot to him that's perfectly fine, he knows to expect them. We ask that they be postmarked no later than Friday, October 23rd, to ensure they get to his office in time to be counted. If you choose not to mail it, that's also fine. It could be placed in the mail slot, here in the clubhouse, until 6:30 PM on the 27th. Ballots received after 6:30 will not be made available to Tom for counting. He will be here and he will take them into the office and once he's in the office, the cut-off point is reached. One thing to keep in mind, we've had this happen in the past, make sure anybody who is on your deed signs the back of the envelope. When you seal the envelope with the ballot in it, there will be 2 lines on there for homeowner signatures. You sign across the flaps and we can see that nothing was tampered with after the fact. Please make sure that anybody who is on the deed of the house signs the back of it. If they don't, Tom won't be able to validate your ballot.

You must be a member in good standing per the by-laws, meaning you must have a 0 balance on your account the night of the election for your ballot to count. If you are in arrears or have a balance of any kind on the account, Tom will invalidate the vote based on the community by-laws.

At this time, I would like to allot some time for each candidate to briefly introduce themselves and present their candidacy to the community. (Candidates not in attendance at tonight's meeting: Bob Badolato and Jordan Mankin)

Meghan Draper: "Hello, I was ill prepared, I did not know I was going to be doing this tonight so, my name is Meghan Draper. I live at 231 and I moved here three years ago, 2017, and lived at 61 for about 2 1/2 years and then recently moved to 231 where we bought our house. So, I have a daughter who is in 3rd grade and I'm excited to hopefully bring some insight and some new fresh ideas to the community."

Justin: "Great, I'm asking this of everybody, so don't feel singled out. No problems making the second and fourth Tuesday of every month? This is for the community meeting and then the fourth Tuesday of every month is our executive session". Meghan Draper: "Nope, not that I'm aware of." (No questions asked of Meghan by the Board)

George Kuney: "Alright, George Kuney, I live at 246, I've lived in the development for about four years now. I am a real estate appraiser. So, what I do is, I work with a lot of real estate agents, I end up talking with a lot of HOA's, seeing the way things are done and how to increase property values and understand the value of how to make property more valuable, as well as have a long history of HR and management. So, I have two boys that live in the development, my bride, Beth Loving lives with us and I think I do a pretty good job of reaching out to the community and listening to the community and making sure their voice is heard."

Justin: "No problems with the time commitment of the two Tuesdays?" George Kuney: "Not that I'm aware of. I mean, I've got two boys and their schedule changes, but I can usually manage something." (No questions asked of George by the Board.)

Janet Maffei: "Hi Everybody, I'm Janet Maffei, and I'm just going to read from my bio. I'm a lifelong resident of Delaware County, attended elementary and secondary schools in the Garnet Valley school district, so I'm familiar with the area for most of my life. I moved to the Village of Valleybrook in September of 1989 and have lived here for the past 31 years. I raised my two children here and my daughter and son-in-law are homeowners here in Valleybrook. My two granddaughters are now growing up in Valleybrook. I recently reached a milestone in my professional life as I celebrated my 40th anniversary with Crozer Keystone Health System. One year ago, I was appointed to the position of Board Secretary for the Valleybrook Homeowners Association. In that time, in addition to my secretarial responsibilities, I've had the doors to the clubhouse painted, entrance walls power washed, ordered Village of Valleybrook signage and lighting for the empty wall at the entrance. I'm currently working on having a power source installed for the holiday lighting for the entrance walls as well as increasing the color choices for our front doors. I have been proactive in responding promptly to issues that have been

brought to my attention and I do my best to bring about a positive outcome. We've made great progress this year in Valleybrook. All decisions that I've made have been with every homeowner in mind to protect the investment we've all made and keeping in mind the long-term effects those decisions would have. I have great respect for the residents who count on us to do our best for our community. I love our little Village and I hope to continue to serve our community. Respectfully, (Janet Maffei)."

Justin: "In the interest of consistency, obviously, you don't have any ability not to make the meetings, but since I'm asking every candidate, you've been here so I assume you continue to be here but again I wanted to just make sure I asked everyone." Janet Maffei: "Yes." (No questions asked of Janet by the Board.)

Joseph Ghobreyal: "Hello everyone, I'm going to also read my bio for everyone. Integrity, experience, qualifications, and good judgment; these are the qualities you expect from your HOA Board. Hello Valleybrook Community, my name is Joseph Ghobreyal, I'm a current HOA Board member, and a candidate for the re-election for our Board. I have enjoyed my time helping out as Treasurer on our Board and would appreciate the opportunity to continue to serve our community. Since March 2019, I have worked hard at transparency, professionalism, to make the right decisions for the community. I have been involved in making 100's of decisions over the past year, whether personal, contracts, or how to spend our money and reallocate our assigned budgets. I have been living in the community since July 2017 with my wife and my precious two children, Julia and Moses. Since we moved to Valleybrook, I always had the vision to volunteer and to help the community with my financial experience to help the community succeed financially. My career in banking, finance, and community service have prepared me for this important role as a member of our HOA Board. I have been in the financial industry since 1999, carrying tremendous success history between different countries and international financial institutions. I used to work at Mashreq Bank at Doha Qatar, then HSBC Dubai, then Commerical International Bank in my home country, Egypt, then Wells Fargo for 7 years, and now I am currently at Chase Bank working as a Vice President and regional Branch Manager helping with market expansion in the Greater Philadelphia area. I commit to work hard with all Board members for the greater good of all our Valleybrook residents. I take full responsibility seriously, to make an honest, thoughtful decisions on all matters that come before the Board, regardless of any personal interests or any alliances or anything. Asking for your vote. Thank you."

Justin: "For consistency, no problem making the meetings, right?" Joseph Ghobreyal: "Yes Sir."

Justin: Thank you to everyone who expressed interest. Two members were unable to attend. Thank you again to the six people who submitted bios. These are the candidates for the entire community. If anybody attending the meeting right now would like to ask anything of any of the candidates, both our two incumbents, Janet and Joseph, and the four other residents who submitted their bios, now is the time. Don't feel obligated to do so but if you want to ask anything, let me know. (No questions asked of any candidates) Thank you everybody who submitted a bio, thank you for your offer to help serve the community, and we will get those bios out as soon as the printer gets them printed and make sure body gets them delivered.

- Pool Litigation Update

We have a bit of good news. USA management voluntarily dismissed the action against us that they filed in Georgia. I temper that good news with a little bit of pragmatism. The caveat is that since they voluntarily dismissed the case, it does leave open the possibility that they can refile that case for up to six years after the

original agreement date. In this case, the original agreement date was signed February 19, 2019 so, they would have until February 19, 2025 to refile the case. The reason for that is, under Georgia law, the statute of limitations for a breach of a written contract is 6 years, so the attorney that we had retained through our insurance carrier in Georgia thinks there's a 50/50 shot they refile. They may not, they may choose to do so. Either way, we're going to keep all relevant materials, evidence, paperwork and documentation in the event that they do choose to refile. As of right now, there is no longer an active case for breach of contract against Valleybrook within the state of Georgia. If that changes, we'll let you know, but right now it was voluntarily dismissed by USA management and that's where the case stands.

- Sewer Plant Upgrade Update

- a) The flow meter study has concluded, the flow meter has been removed from the plant. Walt Fazler who is the engineer that the community hired to spearhead the project, was pleased with the amount of data we were able to collect and that data will be instrumental in aiding us in getting the most accurate quotes for the upgrade work needed to be done at the plant. As mentioned in prior meetings, even with all the heavy rains we had, there was never a point at which our daily flow went above the level to which we plan to downgrade our permitted flow which would be 36,000 gallons per day. However, the rains did produce enough additional flow that Walt is recommending we keep an equalization tank on board as part of the new plant infrastructure. We have an equalization tank currently installed and we will simply upgrade it to meet the needs of the new plant. An equalization tank is a repository for the waste when it first comes into the plant. The tank stores the waste temporarily and then pushes it out to the filtration tanks at a controlled pace, so the system doesn't get overwhelmed by a deluge all at once. It's used as a buffer so the tanks don't get overwhelmed and it's a good additional safety measure to keep and it makes sense to put one into the new plan even with the new silo system that we're planning on installing. We have Bradford also working on down grading the permissible flow of our permit. Currently our permit allows us to push 72,000 gallons per day through the system. We only do between 19,000 and 22,000 gallons per day on average, so we plan to lower the permitted flow to 36,000 gallons per day. Doing so has a ripple effect. One, it will cause us to only install a single silo system as opposed to two. Currently, we have two in-ground tanks at the plant but it's nice to have the redundancy in the one sense but it's superfluous and we're paying extra for the permit and extra to maintain and extra electricity, extra water, so it's a cost saving measure to go down to the one silo system versus 2 in-ground tanks. To do that, we need to do a new 537 plan which is the plan that we have with the DEP and the Borough of Chester Heights to determine our permitted flow. They're working on down grading that, it has to go through the Borough, it has to go through the DEP so it's a process. The government is involved so it's a long process, but we are working through that. We've already started that process and it is progressing.
- b) We have contracted with KBX Golden to clean and CCTV the entire infrastructure of sewer pipes in the community. That totals about 6155 linear feet of piping, over a mile of pipes in here. That process is about half complete, the remainder is to be completed tomorrow, September 9th and Thursday, September 10th. Initially, KBX had hoped and planned to be done before the end of August but ended up getting delayed on another project and then ran into the holiday weekend, so they are going to be out tomorrow and Thursday to finish it. The good news is, thus far on the half they've completed, no major issues, nothing they've seen that gives them tremendous amounts of cause for concern. Let's hope the other half does the same and we don't have any major issues to worry about. They are also sending us a proposal for a yearly maintenance agreement to clean and flush the system annually. We anticipate that proposal from them soon. That cost will be substantially less than this project because the CCTV is a big part of that cost and

that does not have to be done annually. It's a good idea to flush and maintain the system annually and it should be done, but the videoing and the camera does not need to be done on a yearly basis.

- Aqua Project on Kings Update

The Aqua project that took place on Kings was a water main tie-in and that project has been completed. Aqua performed milling and paving on Kings Drive and it is our understanding that Aqua will not need to do any additional work on Kings at this time. If any changes or additional work needs to take place on Kings Drive the community would be updated with that schedule.

Vice President's Report

- Lighting and Security

- a) We're still waiting on the names and phone numbers of contractors that are willing to do the installation for us for the lights and the poles. I have several calls in, still waiting to hear back. At the last executive session with the Board, we discussed the proposals we had received for the security systems. We voted that we will be signing a contract with Phoenix Security System within the next week or two. We need the names and phone numbers of contractors willing to do the installation for us.

Justin: The company that we decided to go with for this security project is the company that initially installed the pool gate software in 2011. We have some history with them, and they created a good product so hopefully that continues.

Treasurer's Report

- Financial Report:

- a) Income for August 2020, \$60,112.74, increased from previous month
- b) Total expenses for August 2020, \$43,668.18, decreased from previous month
- c) Net income for August 2020, \$16,444.60
- d) Total aging as of September 2020, \$34,225.03, increased from previous month
- e) Total in bank accounts as of August 2020, \$1,572,791.60, increased from previous month

- We did announce that in the month of August we will not post any late fees and I believe most of you, or all of you today, received your statements with no late fees. As we posted on our HOA page, as of next month, we are going to assess our fees after the 5th of the month of October. Again, a reminder, the due date is the 1st of the month and you have until the 5th, after the 5th, the late fee is \$20. My only request is because of the aging, I know there are a lot of things going on still, but please reach out to me, we can work on a plan for you and your circumstances, but also we have to care about the community money and to have an agreement about your dues. That's what I have for all our financial reports, if anyone has any questions. (No questions were asked)

Secretary's Report

- Entrance Wall Signage
 - a) As far as the lettering, we're still waiting for that. They've been paid, KC Sign Company, I had to schedule this with their design department. He called and I called and we have been talking back and forth and I called again and I'm waiting for a return call, but it should be soon. I'm going to keep after him to try and get that done and then Phil Vella will be able to install the lighting.

- Door Colors
 - a) We need to meet in person, we've been doing the Zoom Exec meetings , we need to figure out if we can get together so I can show the rest of the Board what I have in mind and see if they agree to it. Hopefully, we can do that soon.

Justin: If not at the next Exec session which is 2 weeks from now, we'll figure out a night where everyone throws their masks on, come into the clubhouse office, you show us what you have, and then we can make a decision.

Janet: I got a program from the paint store and I took a picture of my door and I can put the colors in, but I want to see them in person because I think the colors can be a little bit off when you do it via the picture and just plug in the color. That's what I'm working on, that's what I have for tonight.

Director of Architecture

- Architectural applications
 - a) Completed a 5407 inspection on #184 and forwarded that report to our Treasurer, Joseph, for completion. Joseph has already taken care of that.
 - b) Received and approved an architectural application from homeowner at #80 for a new gutter and downspout along the roof line of the dining room bump-out along with new gutter guards.
 - c) Received and approved an architectural application from homeowner at #160 for replacement windows.
 - d) Received and approved an architectural application from homeowner at #221 for a new roof.
 - e) Received and approved an architectural application from homeowner at #256 for replacement windows.
 - f) Received and approved an architectural application from homeowner at 246 for a new paver patio in front of residence.
 - g) Received and approved an architectural application from homeowner at #264 for a new storm door.

I have reached out to Walt Fazler several times regarding the status of the swale that starts behind homes #19 and #20, runs through the sidewalk between #27 and #28. I've left several voicemail messages for him, he has yet to get back to me. The last time I spoke to him he was going get a proposal together, but I have not been able to speak to him since.

As far as the Spring/late summer/early fall inspections, each Board member is handling 44 houses and hopefully we'll be wrapping up those reports soon, entered into the software and those letters will be going out to the homeowners.

Justin: In an effort to normalize it and take a lot of the subjectivity out of it, because having it divided up among the Board members, while fair and equitable, you may have a person who is more of a stickler or less of a stickler about certain things. To make it as objective as possible, the Board, as a group, came up with a grid and it's just simply all the things that you would normally look for: are the downspouts attached and in good condition, are they the right color, is the window trim the right color, is the door the right color, are the shutters attached, are the shutters the right color, does the downspout appear to be free of debris? Those kinds of things, the cosmetic outside things, to make sure they adhere to the color palette as described in the rules and regulations and the architecture specs and to make sure things are where they're supposed to be and attached the way they're supposed to be. When you end up getting these for your home, you're basically going to see a piece of paper and it's going to have your address and the date the inspection was completed and then you'll see all of those items I listed. There's a section for compliance, yes/no/not applicable. For instance, people that have a balcony are not required to have shutters alongside your front door. If you have a balcony, for front door shutters, you're going to see "not applicable" because we're not going to look for something that's not supposed to be there. If you have all "yes" compliances, you're good to go. Anything that has "no" in terms of compliance, there's a section beneath the checkboxes which will list what needs to be corrected and the method to correct it. For instance, if you don't have a balcony but for some reason didn't have shutters alongside your front door, front door shutters would be a "no" compliance and it would say "please attach shutters alongside your front door". One of the inspections I did, one of the window frames was red and the color palette for Valleybrook is dark brown or bronze on the exterior of windows. So, the window trim would be a "no" and it would say please adhere to the Valleybrook color palette of dark brown or bronze. In light of Corona, in light of supplies being hard to come by, sometimes contractors are hard to schedule because they are behind, they're busy, we didn't want to put any undue burden on anyone. We need the conformance, but we also don't want to unduly burden people. Typically, when the inspections are done in the spring you have 60 days to rectify the situation. In this case, we're giving everybody until June 30, 2021. That should be plenty of time to get the materials and get a contractor out or do it yourself if you're handy. We want to give everybody ample time to make the corrections that need to be made. We should hopefully have those out by the end of the month. If you have any questions about something on your architecture inspection you can reach out to Janet at ybinfo@gmail.com, she has the master list of who did what inspections and she can forward it to the Board member that completed the inspection and they themselves can come out and explain to you what they saw or respond to your question.

Resident comment: Question about house #243

Board Response: No news per se, but we have a few houses in here that are above and beyond a shutter that looks a little bad or window trim. The Board's intention on that is to reach out via certified letter to the homeowners whose homes are beyond what you normally see as a slight violation. That way we have a paper trail, we're protecting ourselves and we can show delivery and receipt. Hopefully, a letter explaining what's going on and what needs to be done will be sufficient. If it's not, the Board will discuss the next steps. We want to get a letter out there to two or three homes, 243 being one of them, that need immediate and a lot of attention. We want to get those letters out to them, probably before the homeowner inspections go out, but relatively soon and take the next steps if necessary.

Resident Comment: It does answer my question, but it's been, I'd have to say at least 10 years since that family lived in that house. I don't think you can get through the front door because the bushes have now grown over the front of it. There's a hole in the front where you can stick your arm straight to the living room. They have tarps as window covers, as drapes, the deck in the back is completely dry rotted and demolished, if you step on it, you will probably go right through it. It's been like this for probably 10 years. I know there was a fire in there right after

the family left. I really don't think the homeowners are going to respond to a letter. I wonder if there was any other course of action you could take besides trying to reach out to them because it's clear that he doesn't care.

Board response: I understand, and I agree, and I know it's been an eyesore and I know it's been quite a while, like you said, about 10 years. We were instructed to, and this is from our legal Counsel, basically create the paper trail. They're probably not going to respond, and if they don't, we can then take the next step. To go from A to D right away, the lawyer didn't recommend that. She wants us to go through the legal steps so that we can prove that we contacted them, and they didn't respond. We reached out and we sent emails, we sent not certified letters. We have that paper trail. The next step is a certified letter and if/when that is ignored or not responded to, then the next step may be legal action. We had to make sure we follow the chain so that we can prove what we need to, that several communications over time were completely ignored. We can then establish the timeline and then probably get relief in some capacity. I don't know what that relief would look like in the court system but as long as we've done our due diligence then we put ourselves in a better position if it gets to a lawsuit or an actionable event.

Resident comment: I don't know this for certain, but I've heard that there's a lot of structural damage to it. It's more than an eyesore, it's probably a safety hazard.

Board response: We've also been in contact with the Borough to see if we can do something from their end, so we're exploring our options. They're up to date on their fees and taxes. It's not like we could hold anything over them for being late on their fees, taxes or anything like that. I don't understand either, but we're reaching out to the Borough, trying to find out what we can do to rectify the situation. We can't take possession of the house, as long as they are current, we can't really do a whole lot, but we're trying. I've been down there, looked around front and back. I wouldn't want to live next door. I know what you mean about the tarps in the back, the condition of the front.

Resident comment: My neighbors wanted to sell, I know if they were to sell, that would demolish their home's value. I've heard at one point there were transients going in there. It's really not cool but then I guess legally, you can only do what you can do. Don't fines account for anything?

Board response: They are up to date on their taxes, up to date on their HOA fees and we've issued fines and they just pay the fines. They are up to date on everything.

Board response: Everyone here knows annually, how much it costs to keep your house current, between the HOA fees, the taxes. They're throwing it all away, as far as I'm concerned.

Board response: All fines have been paid. That's why we have to go through this process. It's long, it's frustrating. It's frustrating to those of us that are on the Board, it's frustrating to any other resident who sees it and it's got to be doubly frustrating if you're in that court or in close proximity to it, especially if you're living on either side of it. We understand the frustration, we're equally frustrated, but we are moving forward with it, it's unfortunate it's a long legal process, but that process is moving forward.

Board response: There are multiple violations so as the fines go out it will be multiple fines. They will probably just write a check and pay them off again. We're trying, we're doing what we can. I can't imagine living next to that.

Resident comment: He's lucky that he's not my neighbor, I'd be figuring out a plan B. It is frustrating to have to look at that instead of having a nice family there with a nice front lawn and so forth. I appreciate what you guys are doing so, thank you.

Resident comment: Aldo didn't mention anything about the 68 through 62 water problem issue. I know our neighbor in 63 is reporting he is getting water in his basement that he wasn't getting prior. This situation is getting worse. I know we had the hurricane come through and then we had the rains come through on that Friday. There were five or six lawns that were basically swimming pools.

Board response: Part of what Aldo is going to discuss with Walt is if there's a way to vent it out into Bishops. We have all that common ground there and if we could put a swale away from those houses towards Bishops to get to the storm drain, that's part of what he's been reaching out for in addition to the one behind 19 and 20.

Board response: We talked about running a swale down towards 55 or run on Bishops.

Board response: We wanted to discuss with Walter to see if it made more sense to come down the common area, in between those two house sides and if it made sense to run it into the street and then down near 55, or if it was easier or even possible given the prevailing topography, to just raise the ground up between those two rows and then have a swale cut towards Bishops and have it run down Bishops and into the storm drain along Bishops and into the 3rd court. That's what we need to talk to Walt about.

Board response: When Walter and I did the walkthrough, he said if you're standing in the front of (#64) looking at the row of homes there, like at 1:00 o'clock, he said there's a lot of water because those homes sit higher than the row homes, 61 all the way down to 56. He said that was a problem. He thought was also problem, the amount of water coming off the roofs of the row of homes from 61 to 56, but since there's a gully there, the water has nowhere to go, it just pools along the front of those homes. Probably putting a swale in adjacent to that 60s row will help, but I'm not sure what that's going to do along the front of those homes with all the water coming out of the downspouts. All that heavy rain really has nowhere to go. Some people have actually put a french drain in the middle the sidewalk.

Resident comment: Several have put french drains in that helped for some areas, but it's also caused water into other people's basements as well, so it hasn't been a final solution. The soil's clay, once you get below the topsoil, you're into clay and that just holds water.

Board response: We were talking and if we can come up with something to catch the row that backs up to Bishops Drive, if we can catch their runoff and channel it out towards Bishops by the tot lot, that would keep it from going (toward the #64 row). We can alleviate some of the water and then figure out how to deal with the front yards of that row.

Board response: The water coming out of the downspouts, does that go anywhere or does it pool in front of those homes?

Resident comment: It goes into our center garden area. We have bushes planted on both sides of our house and in the center garden, it goes into that center area. If it's a downpour, it does go down into the sidewalk. The original swale that was into all the sidewalks and the grass over 45 years, has basically built up and new people putting in sidewalks that are flat, so it's backed up the problem up the hill.

Board response: We had this discussion before. Somebody with a sidewalk down the way has actually put an elevated sidewalk in, so that's acting like a damn, right when the water tries to go down there it doesn't go anywhere. I think the swale from those homes looking up towards(#64), having a swale, whether it be down

towards (#55) or over on Bishops will help but I don't think it's going to help the water problem coming off the roofs or those downspouts.

Board response: It eliminates part of the problem but not the entirety. What we have to figure out with Walt is, are there two solutions we can do? What we want to try to do is avoid cutting through personal property, to avoid cutting through certain peoples lawns because I'm worried if we don't put it back exactly the right way you might get people that are perturbed about that and they have reason to be. Secondly, I just don't want to put the entire community in a position where if we do XYZ on certain lawns for this house, etc., then why don't we fix my thing when you fixed that? There's no easy answer and I don't know what the best solution is. As much as we can keep it on common ground which we know the HOA maintains and is responsible for, the better I'll feel about the solution because then I don't think we're putting ourselves or future Boards or future residents in any kind of bad position. Having said that, we have to come up with a solution because it's affecting too many people. Drainage is a real problem throughout Valleybrook but it is a serious problem in several sections right now. Of course, over time, it's going to become a serious problem throughout Valleybrook. To the extent that we can get ahead of it, I would love to but, we need to counterbalance that with not putting ourselves or future Boards in an awkward position. This is clearly a community-wide type thing. It's affecting too many people and the drainage is so poor in general that it's definitely a community wide issue. I don't want to put ourselves in a position where it's not a community-wide issue, maybe it is a personal issue. I'm just trying to be as forward thinking as possible to not put anybody, ourselves or future generations, in a bad way. I know he's busy Aldo, we're all busy, so hound Walt as much as you can. Make yourself a slight nuisance but not completely annoying so that he wants to still do the job.

Board response: I know the last time I spoke with him a couple weeks ago, he said he's willing to come out and give us proposals for anything on common property. He will send surveyors out as far as property lines to make sure he's on common property. His main concern is, he doesn't want to come out and waste his time and our time if the problem is on personal property. That's something the Board needs to make a decision about, is the problem on personal property or common ground?

Board response: We have to address the common property issues, get as much of the common area problem solved, see how many of the problems that eliminates. In all likelihood, it's not going to eliminate all of the issues but if we can prevent further exacerbation, that's definitely a step in the right direction. Let's explore as much as we can on common ground. That is our duty, that is our responsibility, that is our right as a Board to utilize common ground to the extent possible to alleviate these problems. If problems continue to exist on personal property, I don't know what we do about that, that's a bridge we cross next. The first bridge to cross is get it taken care of to the extent possible through common property. Let's get that solved.

Resident comment: We do have water every single time it rains in here. We are pool pumping out water out my back door every single time it rains, I'm not exaggerating. It's terrible. I know, unfortunately, it is on our property, it's right up against our house. We've had four or five different water sealing companies, basement sealing companies come out and tell us that it's a grading problem and that we need drains and all this stuff, upwards of \$10,000 is what they're quoting us. Should we even bring it to the Boards attention if we're talking about this? We're going have to get it done ASAP. This has happened since the hurricane. We've brought out molded carpet. My question is, do I bring it to the Board's attention just in case eventually down the road it could be solved or helped by the Board or how would I go about that?

Board response: I would absolutely send us an email because if it's on record with us and it's an area we know to look at then it is not going to be a big deal for Aldo or another Board member, whoever's meeting with Walter ,to go down there, take a look and see where personal property ends, here's the beginning of common property. He can take a look and determine if it looks like a grading issue on personal property, a grading issue on common

property, is the drainage coming from common into personal or is it the other way around? Is it an equal distribution? An area for us to look at, have the knowledge, it's not a bad thing. If it ends up being totally personal property, unfortunately, there's very little the Board can do about that, but by all means, please shoot us an email so we have it on the record, and it's definitely something we can take a look at with the engineer.

Resident comment: Unfortunately, our house is the one everything just flows right into so all the water that comes down the big hill into our court goes up and over the curb and into our yard. Unfortunately, the pressure of the water is so high right now because of all the rain we had, it literally looks like Niagara Falls every time it rains. It was occasional when we first moved in a couple months ago and then that hurricane hit and it was like the wall just opened. They are quoting us \$10,000 and it's not something we want to pay for but unfortunately, we're going to have to do it. I mean, it's a thing, and I'm aware of that, but I was wondering how that would work.

Board response: Send us an email and let us take a look with our engineer and we'll get back to you.

Director of Facilities

- Pool Update

- a) We closed pool season yesterday so, we survived the pool this year through all the hurdles that were thrown at us. I'd like to thank the community members that cooperated with all the extra rules and requirements that we went through this year. I wish everyone was as cooperative, but we had a couple issues. We talk about something like this and you're basically counting on teenage lifeguards to maintain the system, maintain rules, and they did a pretty good job considering what they were handed to run the pool this year. Keep in mind, there were numerous developments, complexes, whatever, that did not open their pool at all this year because of all the COVID issues and all the requirements and all the hoops they would have had to jump through. We at least got ours opened. We opened June 22nd instead of Memorial Day weekend, so we lost about month, but we got two months of pool season.
- b) We are going into our normal phase now, IM is doing our normal closing stuff. Summit Pool, who did all the refurb and all the refinishing and installed the new chemical injection system, they have stuff they're going to do to make sure everything is maintained. We have a really nice, new finish on there, we have to do things right to maintain that. They'll both be in and out handling things. Hopefully, by pool season next year, COVID is just a memory and we can go back to normal, so keep your fingers crossed.

- Tree Work Update

I talked to our Springfield tree guy this afternoon to get a last-minute update from him. All of the ash tree treatments that we had talked about previously, the ash trees that aren't leaning yet, the treatments have been done, so that's one plus thing. I know there's still a couple of people here and there that haven't gotten their tree issues addressed. What's happening now is, the dumps they normally go to, to get rid of the cut trees and lumber, are full because of COVID. He has nowhere to dump his trucks, so he's fighting that and trying to get things through. He knows what he has left to do, he is scheduled to try to do some stuff tomorrow. In some situations, he can do tree work and take small pieces and drag them back into the woods, near where he's cutting down. Other places, that's not a viable option. We're on it, we understand and again, just another memory of the year 2020. So, stay with us, we're getting there.

- Blacktop Cracks Update

I know we're developing a lot of blacktop cracks throughout the development and some pretty good weed growth out of the cracks. What I'd like to do is get at least the major cracks sealed before winter gets here. You don't want to get water down into cracks and then it freezes and pushes the blacktop up them get potholes and other issues. We'll be sending an email out shortly and just basically requesting if you have an issue where you're parking, I can't see that if your car is there. I can drive through development and pick out the cracks in the driving areas and driving lanes but not where you're parking. If you have a big crack or hole or something like that under where you park, send an email, we'll come around and look at it. Once we have a good idea where we're going, we'll have our landscape company come in and kill the weeds, get that taken care of and then we can come in with our blacktop guys and seal the cracks and try to prevent any issues over the winter with water getting down in there and causing more repairs.

- Clubhouse

We signed the contract to replace the HVAC system and hot water heater at the clubhouse. We have a separate system for upstairs and separate one for downstairs. So, two heaters, two air conditioning units and then a new hot water heater downstairs. Jimmy Ennis is doing the work for us. He gave us a good price compared to other people we talked to, he threw in a couple of bonuses which created an even more attractive deal. That should be starting soon.

Justin: Just to recap, when I was facilities, we were looking at this last year, so I got 3 bids at that time. I got a bid from Robertson, a bid from Wilson and a bid from Garnet Valley heating and cooling which is Jimmy Ennis. Jimmy's price was the best of the three. I have used him for stuff, I know other people have used him for things, he's excellent, he does a great job, so we basically just had those companies update their prices from the 2019 price to the 2020 price so that we made sure we were comparing apples to apples. Once they did that, Jimmy's price was even better than the other companies, the difference was greater from the 2019 prices to the 2020 prices. He and his crew will be in on the 15th and 16th of next week for teardown. Then on the 17th they're going to prep the room for the other stuff to take delivery of some of the new product and then on the 23rd, 24th, 25th, they plan to install the new system, the two AC units out back behind the clubhouse, the two new furnaces in the basement. The reason why we're changing the hot water heater is that it's really old and its oil fired. It's an oil-fired hot water heater which is a tremendous waste of energy and money to keep that thing firing, keeping it heated with oil is just an astronomical cost. That will cut down on the cost because we're switching to an electric one with a mixing valve on top which will keep it hotter more efficiently. Everything is going to be the most energy efficient products that are available at this time. To give people an idea of the cost for the HVAC system, both AC units, all new piping, new duct work that is exposed in the basement area and the furnaces, is \$18,078. The new hot water heater is going to run \$2,178. The total cost is \$20,256. I am going to cut a check for half of that so, \$10,128 to give to him on Thursday and he and I can finalize a few last details of the project. If anyone has rented the clubhouse, especially in the summer, you know that it is a struggle for the current system to keep it cool without either shutting down or freezing and then you have a whole other mess of issues, it floods the basement, and we don't need that. The system is over 20 years old at least, if not more. It's going to save money in the long run with the efficiency. It was budgeted, so it was a project we anticipated to complete this year. I think we budgeted \$20,000 for it, it's \$20,256, so a little over budget, but we made the budget last December. We didn't quite adjust high enough for the price change, but we came pretty darn close.

Director of Operations

- Parking

- a) At the moment, we have no outstanding parking sticker requests. Everyone who has turned information in has received a parking sticker and I've entered all the data in the computer at the clubhouse.
- b) I followed up today with a phone call to the sealcoating company to find out when they're coming out to paint the handicapped lines at #116 and have not heard back from them yet.

I completed my inspections of #127-#170, I have to enter those into the grid.

5. Community Discussion:

Motion to adjourn

Meeting adjourned 8:18 PM

Secretary		Date of approval