



Date: October 21, 2020

Time: 2:00 pm

Location: Dwain Kallek

Attendees: Co-President: Brent Titus, Co-President: Bill Teichman, Vice-President: Dwain Kallek, Treasurer: Jenni Caverson Secretary: Rebecca Cook, Member: Larry Jack

Meeting called to order: 2:08pm by Dwain Kallek

- I. **Approval of September meeting minutes:** Jenni Caverson made a motion to approve Brent Titus second the motion
- II. **Purchase of shed for storage on the lake property:** Dwain Kallek got a quote for a metal 10x10 with a metal roof and roll up door. The shed would be delivered fully assembled and put in an area not visible from the road and tucked into the trees. The cost estimate was \$2665.00 plus 10% for the cost of lumber. The Board has agreed to put this purchase on hold until the spring of 2021.
- III. **Recurring Tech Subscriptions:**
 - A) Virus Protection: The earlier Board bought a 5-year virus protection for \$599.99. Brent Titus has agreed to call and see if we can get the subscription canceled and get a refund for the remaining unused years. The Board feels this is too costly of a purchase.
 - B) Office 365: This expires in 2021 and is an auto renew subscription. Rebecca Cook is going to investigate using google documents, which is free, before the subscription is up and not renew office 365. The decision will be made later. Brent Titus is going to check and make sure the subscription is not under any of the earlier Board members credit cards.
 - C) The website domain .org and .net will expire in March of 2021. The Board discussed instead of renewing its yearly to buy multiple years. Larry Jack made motion to buy a 10-year subscription and Dwain Kallek second the motion. Brent Titus is going to call and get it paid.
- IV. **Smuggler Pass:** The Board received a letter from Alan Kruse with supposed initials of the majority of property/homeowners on Nicklaus Drive and Smugglers Pass stating they did not want to use Northwoods and would be getting their own road contractor. The letter also said they would not be paying their road dues. The Board feels that the road dues cover maintenance for all roads in the Valley and that this decision is based on personal feelings and not quality of work performed by Northwoods. The Board was in favor of a letter being sent to all property/homeowners saying that we will be billing them for the road dues. The letter is also requesting a full signature dated from the property/homeowners and a valid insurance certificate from the contractor. We included in the letter that we are willing discuss this in person if there are any questions or concerns that need addressed.

- V. **Permits for rental properties:** Bill Teichman is going to review and decide how many rental properties there are in the Valley. Jenni Caverson will review the billing and decide if owners of multiple properties/homes are paying their assessed fee for all of them. This will be discussed again when all the information is gathered.
- VI. **Organization of records:** The Kalleks have graciously offered to keep all the records stored in their basement until sometime this winter when the Board can go through and sort and organize them.
- VII. **Financials:** Jenni Caverson has completed and sent the 990EZ tax form prior to the due date of October 15, 2020. The Board reviewed this at the meeting. The financial reports have been tabled for the next meeting after the bank statements are received.
- VIII. **Road Signs:** Bill Teichman will be removing all speed limit signs. Once removal of the signs the other homeowners will be contacted to remove signs on their property.
- IX. **Adding a board member:** It came to the Board's attention that with only a six-member Board there could be a tie voting problem. The Board after careful consideration asked Heather Pry-Hull to join. She agreed and was voted a Board member by email. Heather was included in the decisions on the letters being mailed to property/homeowners on Smuggler Pass and Nicklaus Drive. After some thought, Heather decided to help the Valley in activities but would not like to be a Board member. Upon Heather's resignation the Board has decided to stay with a six-member Board.
- X. **Committee updates**
- a) Building (Jason Caverson): no new business
 - b) Election (Michelle Childs): no new business
 - c) Forestry (Brent Titus): on permit to approve. Michelle Childs called into the meeting to request her \$5000.00 bond be waived. They are not using any private roads but only using Tittabawassee Road which is a county-maintained road. The contractor is agriculture not forestry and is using horse to remove trees from the property. The trees will be lifted and hauled out by a truck. Otsego County Road Commission was contacted and said they do not mind forestry being done especially a job this small. After careful consideration, the Board was all in favor of changing the forestry permit wording. The bond amount will be handled on a case by case basis and be decided by the equipment being used. The Board has agreed to charge a \$1000.00 bond to the contractor of Michelle Childs. All bonds collected will be deposited into an account and will be given back upon inspection when the job is complete.
 - d) Lake and Park (Dwain Kallek): the porta potty will be closed for the winter. The chairs are being put in storage at the property where the dumpsters are found.
 - e) Oil and Gas Remediation (Kevin Sagasser): The Board has received a few complaints about Eagle Exploration not putting up signs when they are working, coming onto owner's property close to their residence, and driving erratically. Brent Titus will be emailing them to try and resolve all issues.
 - f) Road and Snow (Larry Jack): Northwoods has provided the committee with a list of what she does for preventative maintenance. She gave a small list of road work that needs completed and all was approved except for Yosemite. Bill Teichman and Northwoods will drive Yosemite and decide how to repair the washouts and what work to complete.

- g) Dumpster (Mike Cook): The cameras have had new cards and batteries put in them. Receipts will be given to Jenni Caverson for reimbursement. Waste Management was contacted by Mike Cook about a \$120.00 fee for the dumpsters being too full. They agreed to waive the fee but would not give us a time they will be emptying the dumpsters on Fridays. Mike Cook will be checking the dumpsters at 6:00am and 5:30pm on Friday. Brent Titus will be checking them at 12:00pm on Friday to ensure no future overage charges.
- h) Social Media (Larry Jack, Jenni Caverson): newsletters will be done monthly by Sandy Kallek to be sent to Facebook and emailed to all residents to keep them informed on Valley news.
- i) Special Events (Candi Teichman): The fall ATV ride and Truck or Treat was successful. A snowmobile run will be organized for the winter months.
- j) Welcome (Sandy Kallek): The Valley has welcomed the Reim family.

XI. Future Business

- a. Brent Titus will supply and update on the tech subscriptions.
- b. Bill Teichman will supply an update on the number of rentals in the Valley.
- c. Jenni Caverson will supply an update of home/landowners paying for multiple properties.
- d. Financials for October and November
- e. Run off damage being caused from the Marshall property on Wissaukee Trl.

XII. **Adjournment:** meeting called to adjourn by Bill Teichman at 5:00pm

Next meeting: December 6th, 2020 at 2:00pm at the Kallek residence.