



## *Valley Stream*

Homeowners Association

P.O. Box 80098

Rochester, MI 48308

[www.vallevstreamsub.com](http://www.vallevstreamsub.com)

### MEETING MINUTES

#### MEMBERS IN ATTENDANCE:

Marilyn Pearson, Art Smith, Andre Shina, Linda Eberlein, Julie Bokor, Steve Bokor, and homeowner-Roxanne Alfsen

ABSENT: Dario Matteocci, Bruce Fealk, Jennifer Cattel, Brad Howes, Christine Varvatos, and Norma Accivatti

**DATE:** Saturday, January 18, 2014  
**TIME:** 8:30 a.m.  
**PLACE:** Greek Island Restaurant

The main focus of the meeting was to discuss changing by-laws and Rochester Hills drilling.

Meeting was called to order at 8:43 am.

Minutes approved from last board meeting—Dec. 7, 2013.

President's Report—Concentration on modification of by-laws and Rochester Hills drilling.

#### Old & New Business:

Drilling and modifications on new by-laws.

- Homeowner, Don Rockman, attended Rochester Hills city council meeting on drilling. He brought email to share with

**board. Don stated that board member Bruce Fealk also attended meeting and videotaped the meeting. At meeting, Rochester Hills council proposed and signed oil and gas leases. Next council meeting dealing with this issue is on Monday, Jan. 7, 2014 at 7pm. Group wondered is Bruce should go. Marilyn will send e-blast. Also discussed possibility if addressing drilling in VS common areas in new by-laws.**

- **Board spent rest of meeting discussing and making changes to new by-laws.**
- **Made changes in membership dues to commencing 6/15/13. Dues are now due June 1 each year and notices will be sent to homeowners by April 1.**
- **Addressed possible need to change description of Valley Stream subdivision in Article I to either Rochester Hills or City of Oakland County. Roxanne will check with city on description and correct wording.**
- **In Article III, section 4 under special assessments, need to reword to add \$50 late fee and additional \$5 late fee each month thereafter.**
- **In Article X, section 2 under leasing and rental suggested adding ( c ) -- Failure to comply with this section will be a violation and will be subject to penalties/fines And default of the rental agreement.**
- **In Article X, section 8 under advertising, suggested in first section that no signs will be displayed beyond 30 days except for sale signs. Also that restriction will not apply to subdivision entrance signs. Deleted garage sale signs and added temporary signs are permitted as long as they are promptly removed when sale/event ends.**
- **In Article X, section 9 under pets deleted behind an electric fence and used as an example electric fence and tether.**
- **In Article X, section 10 under alterations, deleted section dealing with landscape committee approve or disapprove plans within 30 days to word enforced. Added homeowner to owner**

**sentence on building permit. Need to ask an attorney if we can add clause: "The VS subdivision association reserves the right to remove unapproved structure(s) at the sole expense of the homeowner.**

- **In Article X, section 11 under yard maintenance, deleted adequate watering and added that the association will bill the homeowner after 2 notification attempts to correct the issue.**
- **Suggested adding section 20 under Article X to deal with Open space and common areas. This would read "It is the responsibility of the VSSA to maintain these areas. No commercial activity ex, all exploration shall be allowed. Any modifications of the expressed or impact (?) use must be approved by the board.**

**Discussed that the next step will be to incorporate the above changes. Then email by-laws to the VS board members, ask Mr. Ogglesby to review, and have an attorney review.**

**Goal is to have new by-laws completed by next VSSA annual meeting.**

**Meeting concluded at 10:45am.**

**Next meeting scheduled for Saturday, Feb. 1 at 8:30am at Greek Island Restaurant.**

•