



Valley Stream

Homeowners Association

P.O. Box 80098

Rochester, MI 48308

www.valleystreamsub.com

ANNUAL MEETING MINUTES

DATE: Tuesday, June 10, 2014
TIME: 7pm
PLACE: Long Meadow Elementary School

The meeting started at 7:08pm... Minutes from 2013 annual meeting were reviewed and approved.

Treasurer's Report: Art went over fiscal year report and budget. Motion to approve budget was voted on and passed.

President's Report: Art discussed that updating by-laws and building and use documents was being done based on request of Valley Stream homeowners. Also that Valley Stream association will work with Rochester Hills ordinance enforcer on policies.

Committee's Reports:

- **SAFETY:** Brad discussed how the police department dropped off interactive sign. Brad will request this sign again this year to make drives aware of speed. Suggestion was made to talk to Board of Education about speed of buses through our subdivision. Rochester Schools Assistant Superintendent is responsible for bussing. When bond issue passed, buses were only supposed to go out Rochdale and Walton.
- **WELCOME:** Julie gave update on new families who have moved into neighborhood. Since last annual meeting, four new families have moved in.
- **COMMUNICATIONS:** Bruce is working on web site.

- **SOCIAL**—Jenner stated there is \$551 in budget for social activities. She is working on a summer gathering.
- **LANDSCAPE**: Marilyn updated members on landscaping and issue with begonias.

NOMINATIONS AND ELECTIONS OF NEW BOARD MEMBERS:

- No new nominations for board members.

OLD AND NEW BUSINESS:

- Discussion of new by-laws and building and use documents.
- Art discussed question as to whether we simply modify language in new documents or do research by looking at other subdivisions by-laws. Stated that board members looked at Goodison farms and started with just one document.
- Discussed dues and fact that there is no effect on homeowners who do not pay until they move.
- Art introduced attorney, Fred Butters, and why he was hired.
- Art suggested that tonight we answer questions and set up meeting to vote.
- Discussion of Bob Ogglesby's letter.
- Shared fracking flyer.
- Discussed majority and simple majority voting change.

OPEN DISCUSSION:

- Question was asked as to what type of legal teeth association has to enforce changes.
- Former president who lives on Greenleaf cited concerns relating to architectural and landscape committee.
- Brad Howes rebutted comments from former president. Discussion of reaching a middle ground regarding homeowner's care of homes.
- One neighbor discussed concept of neighbors helping each other and talking to each other.
- Breanna discussed giving homeowners more time to improve homes.
- Art discussed rental fee and why to put it in place.
- Art referred to Fred Butter's legality and gave overview.
- Questions arose again as to degree of subdivision's teeth.
- Art stated that under new draft, board would have authority to take homeowner to court.

- Shelby discussed how other subs have grass and cut laws. Questions arose relating to other subs by-laws.
- Art stated that overall intent of tonight was to find out where VSHA had more teeth to improve subdivision and keep home values up.
- Questions on how new documents are going to be voted on and when.
- Brad proposed that we have vote in 2 weeks.
- Long discussion on when to vote and what number of homeowners in majority.
- Homeowners will give feedback to board.
- Comment was made that valleystreamsub.com has a comment section for homeowners. Roxie spoke about situation in next door neighbor's home.
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- Voted on should we vote in 2 or more weeks. Vote passed.