

VGHOA Meeting September 8, 2026

Members Present:

Meeting called to order 6pm

Lynea Seher

Gail Dillaway

Lucy Costello

Bannor Martenson

Pam Matolyak

David Olsen

Katie Isley

Chris Van Bockel

President's Report

1. Pam made a motion to accept the minutes. Chris seconded the motion. It passed 8-0.
2. Street Repair: Ahren Hastings, a homeowner in Valley Grove and owner of Solution Engineers will be contracted to be the Project Mgr for putting out bids and assuring quality control for the repaving of streets in phase 1 & 2, and save money for the HOA. Lynea did 2 references for Ahren that were excellent.
3. The snow plowing contract was voted on. The 2 bids were from Terrain, which was a flat \$18,000/year and TLC that has been our provider for many years and were offering the same contract as we have had, billed \$115.00/hour. Lynea had called 3 references for Terrain that were all excellent. Chris made the motion to stay with TLC, Bannor seconded it but wanted to continue to push for driveway entrance clearing. It passed 7-1. It will be a 2 year contract.

New Business

1. Procedures for voting at the Annual meeting were discussed; 51% approval for the budget is required, voting for Board members explained.

Treasurer's Report:

1. Lucy answered questions regarding the budget and the P & L report.

Parks:

1. Pam did get 3 more bids for mowing that were not competitive with Northern Grounds, our current provider. The new contract with Northern Grounds will be for 3 years at \$28,500/year and \$70/hour if more tasks are needed. Pam made a motion to use Northern Grounds, Bannor seconded it, and it passed unanimously.
2. Trunk or Treat will be a kid's social event at the pond park on 10/30 at 6PM.

Architecture:

1. Dave said 4 projects were approved without any variances.

Meeting adjourned at 6:48

Next meeting will be Oct 13, 2026