

## Valley Wood HOA Meeting

### Tall Pines Clubhouse

April 19, 2022

Meeting was called to order at 7:01 pm. Roll call was taken by Jill Bell President. Members in attendance were Lynda , Dennis, Diane and Marian. A Quorum was reached. Jill introduced our newly appointed Parklane representative Richard (Rico) Bremer.

#### SECRETARY REPORT

Lynda made a motion to waive the reading of last month's Meeting Minutes and to accept them as published on the Tall Pines website. The motion was 2<sup>nd</sup> by Dennis and all were in favor and motion was passed.

#### TREASURER'S REPORT

Monthly and Year to Date Income is \$16,199. Monthly Expenses are \$14,128 for a Surplus of \$2,071.

Accounts Receivable (Owners Owe) \$661

Operating (Checking) Account \$52,174

Reserve Funds: Roof \$116,915 Painting \$43,443 General \$96,920

Total of \$256,203 (Roof Repairs of \$1,075)

Total Operating & Reserve Funds \$308,377

#### COMMITTEES

- **ARC COMMITTEE** Millriver new patio
- **Maintenance Committee** Jill gave update on carport and gutter cleaning
- **FINES COMMITTEE** Nothing to report
- **WELCOME COMMITTEE** No new Residents

#### OLD BUSINESS

- Villa maintenance Owner Notifications were sent out. When complete please contact Parklane. UPDATE by the Board on how many still outstanding as per Cathy & Diane as follows: 37 violations and 25 left to be resolved.
- Annual Meeting Renter follow up: Number of homeowners living in units, Number of Renters and Percentage of renters. This is for information only as the cap on Renters was tabled at this time. As per Dennis as follows: 92 Units, 74 are Owner Occupied, 66 are Full Time, 18 are Part Time. 8 Rentals of which 6 are Full Time and 2 are Part Time.
- Response to the Waste Connection cost question at last meeting by Sue McQueen : There has been a price increase. It is now \$16 per Unit which is still slightly below the County's cap of \$16.81.
- Response to the Green Thumb Charge question at last meeting by Sue McQueen: It was in error and has been credited back.

- Response to Roof Repairs: 7617 Oakmont & 10700 La Quinta question at last meeting by Sue McQueen: They have been completed. We are checking on Muttontown & LaQuinta.

#### **NEW BUSINESS**

- Carport Cleaning has been completed
- Next year we will look into painting carports as needed
- New Trash pickup days: Monday and Thursday
- Rescinded the motion from January 12, 2022 to order a Reserve Fund Survey. The cost of this would be approximately \$2,000 to \$5,000. Jill is getting roofing quotes from Contractors. Jill made motion, 2<sup>nd</sup> by Lynda. All were in favor and motion passed.
- Meetings adjourned for the Summer. Board members that will be here all Summer: Cathy, Lynda, Diane and Marion if you should need anything.

#### **OPEN FORUM**

There were no questions or conversation to report. Diane stated that low attendance is a good sign that things are going well.

Next HOA Meeting will be in the Fall of 2022 at 7pm at the Tall Pines Clubhouse. Motion to adjourn by Jill, 2<sup>nd</sup> by Diane. All were in favor and motion passed.