

Valley Wood HOA Meeting Minutes

December 14, 2021

In Person and by Zoom

Call to Order: at 6:01PM by Ray Mac Queen

Posted: On site, in Hi Lites & by email

Roll Call: Present: Acting President Ray Mac Queen, Secretary Sue Mac Queen, Treasurer Jill Bell, Cathy Westerman and Craig Kirby from Parklane RES

Quorum: reached

Pledge of Allegiance: Conducted

Secretary Report: Sue Mac Queen reported that accurate November minutes were published in the Hi Lites. Motion to waive the reading and accept as published, by Jill. Second by Cathy. All in favor 4/4, motion passed.

Treasurer Report for November 2021:

Monthly Income is \$16,201. Monthly expenses are \$14,152 for a Surplus of \$2051.

Year to Date Income: \$134,407. YTD Expenses \$130,745 for a Surplus of \$3,662.

Accounts Receivable (Owners Owe) \$517

Operating (Checking) Account: \$49,975

Reserve Funds: Roof= \$107,922 Painting = \$40,691 General= \$90,900 Paving= \$3,697 for a Total of \$243,210

Total Operating & Reserve Funds = \$293,018

COMMITTEES

ARCHITECTURAL—No activity

MAINTENANCE—No activity

FINES COMMITTEE—No Activity

WELLCOME COMMITTEE—Jill reported new residents on Bayhill Ct and LaQuinta Dr

VIOLATIONS: Reminder that a Walk-thru will take place in January.

OLD BUSINESS:

POND: The TP board approved an expenditure for Pristine Ponds to install 400 plants after frost danger, around the east end of the pond in an attempt to stabilize the soil.

ROOF LEAKS: One on Bayhill Ct has been repaired and the \$975 invoice paid. Bids have been approved for 10700 and 10814 LaQuinta.

RENTAL UNIT LIMITATION LIMITATION

AMMENDMENT: In process. A page for voting on this will be in the January mail package.

TALL PINES BUDGET: There is no dues increase to Tall Pines. Each owner will continue to owe \$52.40 for the 2022-2023 Fiscal Year.

GREEN THUMB 2022-2023 BUDGET: The Board may extend the weekly mowing through October. No use of Round-Up, and bi-weekly

edging will continue.

MAILBOXES IN POOR CONDITION: Two mailboxes are reported to be in poor condition. With sharp edges, rust and water leaking. USPS needs to be contacted.

NEW BUSINESS

LATE FEES: In November, Parklane started charging late fees on delinquent HOA payments. The Board was not aware of this, until the financials were reviewed, and will follow up with them.

JANUARY MAIL PACKAGE will include

1.Board Nomination Sheet

2.The 2022—2023 Budget

3.Rental Limitation Amendment

4.An Amendment to transfer the funds in the Paving Reserve to the Roof Reserve and then eliminate the Paving Reserve.

5.Note to send owner's current villa insurance declaration page to Parklane.

PET coverage must be included if you have a DOG.

6.Valley Wood Pet Ownership form needs to be updated & sent in.

7.A list of Violations from the January Walk-thru will be sent. Please correct your violations ASAP within a month.

8. A proxy form

REPORT ON THE DEC. TALL PINES MEETING:

HOA Meeting Minutes will no longer be printed in the Hi Lites. The Tall Pines' management company, Ameri-tech, will host a new website called www.tallpinesnpr.com. The minutes from all communities will be there. Printed copies will also be at the clubhouse for those who do not go on-line. The December Hi Lites was the last issue done by Sue MacQueen. Further plans for the Hi Lites are not definite. It may be adjusted to highlight social events and activities.

OPEN FORUM Owners had comments about the Late Fees-the ease of automatic payments was mentioned. General disappointment over the Hi Lites-especially not having the calendar and the minutes.

NEXT MEETING January 18th, 6PM

Thank you to the 12 people in attendance

ADJOURNMENT

Motion to adjourn by Sue. Second by Jill. All in favor 4/4. Motion passed. The meeting adjourned at 6:33PM.

Submitted by Sue Mac Queen, Secretary