

Valley Wood Homeowners Association

Annual Meeting

Date: Tuesday February 15, 2022

Time: 6:00 PM

Location: Tall Pines Clubhouse

Annual Meeting Agenda:

Call to Order

The board meeting was called to order at 6:05 PM by Jill Bell-President. Board members present: Ray MacQueen, Sue MacQueen, Cathy Westerman, Lynda Leonard, Marian Pope, Diane Zenchuk. A quorum was reached by board members and proxies and members.

Proof of Notice of Meeting by Mail to every homeowner, email & posted on Tall Pines property

Pledge of Allegiance

Approve Minutes- A motion to waive the reading of the minutes from the 2021 Valley Wood annual meeting and approve as recorded in the Tall Pines hiLites, motion made by Cathy, 2<sup>nd</sup> by Marion, all in favor, motion carried

Appoint Dennis Babe a volunteer to the board. Motion by Jill, 2<sup>nd</sup> by Cathy, all in favor, motion carried

Review of Paving Reserve Amendment to eliminate the Paving fund and move to The Roof reserve fund. 21 in favor, 1 opposed. Amendment passed

Opinion Poll to submitted by Parkland to be reviewed by the board and reported on at a future meeting

No new board nominations

Thank you to Sue and Ray for their time serving on the board

Motion to adjourn the Valley Wood Annual Meeting -motion by Lynda, 2<sup>nd</sup> by Cathy, all in favor, motion carried.  
Adjournment time 6:12 PM

Valley Wood Monthly HOA meeting: February 15, 2022 at Tall Pines Clubhouse

Call to order 6:12 PM by Jill Bell-President. Board members present: Cathy Westerman, Lynda Leonard, Dennis Babe, Diane Zenchuk, Marian Pope. A quorum was established

Proof of Notice of Meeting was Posted on site and email

Waived the Pledge of Allegiance since previously done this evening

SECRETARY'S Report: Approve Minutes – Previous Board Meeting

A motion to waive the reading of the minutes from the last meeting and approve, as posted on Tall Pines website, motion made by Lynda, 2<sup>nd</sup> by Cathy, all in favor, motion carried

TREASURER'S Report-Dennis

Income for the month \$14,826.53, Expenses for the month \$17,719.83, Deficit of \$2,893.30

Deficit due to once a year insurance payment. Accounts Receivable-\$446.00,

Reserve funds total \$249,731.66, Operating account \$47,127.25.

Total Operating & Reserve Funds \$296,858.91

COMMITTEES:

--ARC- Jill nothing to report

--Maintenance-Ray- will get estimates for carport and gutter cleaning as it had been done in 2020. It will be done late March or April when leaves have all fallen.

--Fines Committee- nothing new

--Welcoming Committee- Jill & Sue Johnson- 2 new owners on Muttontown, 1 pending sale on Millriver and 1 returning owner on Oakmont

NEW BUSINESS-

Board Appointments: Jill Bell-President, Cathy Westerman-Vice president, Lynda Leonard-Secretary, Dennis Babe-Treasurer, Diane Zenchuk-Director, Marian Pope-Director

Motion to change meeting time to 7 PM. Motion made by Lynda, 2<sup>nd</sup> by Diane, all in favor, motion carried

Members speak on agenda items before the board votes on them.

Process is as follows: motion made, 2<sup>nd</sup>, board discusses, members discuss with a 3-minute time limit, they speak only once, board votes on the motion

Old Business: The board review the members opinion poll

LaQuinta Pond- nothing new to report

OPEN FORUM: Membership brought up the LaQuinta pond issue of turning it over from Tall Pines to Pasco County. There were concerns of maintenance of pond by the county. It was agreed to bring it up with the Tall Pines board.

Next meeting March 15, 2022, at Tall Pines Clubhouse 7 PM

Jill made a motion to adjourn, 2<sup>nd</sup> by Lynda, all in favor, Adjournment time 6:30 PM

Respectfully submitted by Lynda Leonard, Secretary, Valley Wood BOD