

Valley Wood HOA Budget Meeting

Date: January 17, 2023

Time: 7 PM

Place: Tall Pines Clubhouse

Meeting Agenda

1. Meeting called to order at 7:01 PM
2. Roll Call taken by President Jill Bell. Board members present were- Cathy Westerman _X_, Diane Zenchuk _X_, Marian Pope X, Dennis Babe X, Lynda Leonard _Absent_, Richard/Parklane _X (zoom)_
3. A quorum was reached
4. Proof of Notice of Meeting was posted on tallpinesnpr.com website under Valley Wood minutes, emailed to residents, posted on site

Budget Review:

- Jill Bell made a motion to accept budget as presented, 2nd by Dennis Babe, Discussion, all in favor YES, motion passed
- Dennis Babe reviewed the increases in costs as well as reserves. Richard Moore spoke on roof reserves and what the increases were for replacement.
- Thank you to Dennis and Richard for their work on this.
- HOA dues will be **\$191.00** monthly effective March 1, 2023
- If you pay manually, please make the new amount effective on your March 1st, 2023 payment. If you use your own bank, you must notify them of the new amount. If you use Truist ACH transaction, no action is necessary

Motion to adjourn by Jill Bell, 2nd by Diane Zenchuck, all in favor, motion carried.

Adjourn time: 7:29 PM

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1. Meeting called to order at 7:29 PM
2. Roll Call taken by President Jill Bell. Board members present were-
3. Cathy Westerman X , Diane Zenchuk X , Marian Pope X ,
Dennis Babe X , Lynda Leonard Absent , Richard/Parklane X (zoom)
4. A quorum was reached
5. Proof of Notice of Meeting was posted on tallpinesnpr.com website under Valley Wood minutes, emailed to residents, posted on site
6. The Pledge of Allegiance was recited by all in attendance

Secretary Report

Jill Bell made a motion to wave the reading of last month's minutes and accept them as published on the Tall Pines website.

Motion 2nd by Dennis , all in favor, motion carried

Treasurer's Report

Given by Dennis Babe, treasurer

- Monthly Income \$16,417; Expenses \$15,146; Net \$1,270
- YTD Income \$160,482; Expenses \$155,922; Net \$4,560
- Operating Account \$47,304; Account Receivables \$4,240
- Note: Even though the account receivables have gone up, this was a month when the lawn care doesn't bill, resulting in a surplus.
- Reserves: Roof \$134,819; Paint \$49,411; General \$110,622; Total Reserve \$294,852
- Total Operating & Reserve Funds \$342,157

Committees:

- **ARC:** Nothing New
- **Maintenance:** The board is reviewing the responsibilities of the HOA and the homeowner to define what each parties are responsible for
- **Fines:** Nothing
- **Welcome:** Nothing

Old Business:

1. Budget planning by the Board
2. Sprinkler issues are to be reported to Tall Pines
3. Ping Pong is available to all residents at the clubhouse
4. Bunko is available at the clubhouse, I am not sure of the day and time
5. Jill is still waiting for Tall Pines to approve common area clean up and trees needing to be trimmed. No Tall Pines meeting scheduled as of yet

New Business:

1. If anyone has any issues with a resident or their pet, please report it to Jill Bell
2. Reminder: send in insurance and pet forms to Parklane Management that are due annually
3. February will be our Annual Meeting, be sure to send in your proxies. If you need your proxy picked up contact Jill Bell or any Board member
4. If interested in Valley Wood Board, add your name to proxy or send letter of intent to Parklane. If interested in Tall Pines Board, put your name on the proxy when it is mailed to you or send Ameritech a letter of intent
5. Men's club meeting first Thursday of the month at 8 am at the clubhouse. All men are welcome. The Men's club puts on the clubhouse parties which included a lot of planning and work.

Open Forum:

1. Water leak on Bayhill Ct. was repaired by Pasco Utilities and repair and clean up will be their responsibility.
2. Trash Holiday collection schedule will be posted in Valley Wood Voice
3. Please do not throw cigarette butts on the ground as they do not disintegrate
4. Please adhere to the speed limit, we have lots of dog walkers during the day and night
5. If you have expressed interest in running for the Valley Wood or Tall Pines Board Sue MacQueen can put a blurb in the Valley Wood Voice

Next meeting: Tuesday February 21, 2023, 7PM, Tall Pines Clubhouse

Motion to adjourn by Jill, 2nd by _Marian Pope, all in favor, motion carried

Adjourn time 7:58 PM

Respectfully submitted by Jill Bell for Lynda Leonard, Valley Wood Secretary