

VALLEY WOOD HOA MEETING MINUTES, 1/18/2022

CALL TO ORDER: Ray Mac Queen called the meeting to order at 6PM.

POSTING: Posting was On Site, by Valley Wood email list, in the Minutes of 12/14/2021 as posted on the Tall Pines website

ROLL CALL: Present: Acting President Ray Mac Queen, Secretary Sue Mac Queen, Treasurer Jill Bell, Director Cathy Westerman, Parklane RES manager absent

ATTENDANTS: Thank you to the 20 owners attending

QUORUM: Reached

PLEDGE OF ALLEGIANCE: Conducted

SECRETARY REPORT: Sue reported that the Minutes of 12/14/21 and 1/12/22 were published on the Tall Pines website. Cathy made a complaint that the Minutes were not emailed to her. Sue responded that Minutes are never emailed to Board Members. The Board was notified by email that the Minutes were posted on the Tall Pines website, and in order to waive the reading and approve the minutes at our meetings, they *must be read* on the Tall Pines website.

Cathy also said that the Minutes for the Valley Wood 1/12/2022 meeting published on the Tall Pines website were not correct. Sue supported the text that was submitted in relation to splitting the dues, by stating she made a motion to include an Opinion Poll in the Annual Mailer. She said she would review the Minutes, and correct if necessary. Jill Bell made a motion to waive the reading of the Minutes and accept them as published on the Tall Pines website. 2nd by Ray. All in favor: 3 for/1 against. Motion passed.

TREASURER REPORT: Monthly income: \$14,999 , Monthly expense \$14,514 for a Surplus of \$484. Year to Date Income \$\$149,380. Year to Date Expenses \$145,259 for a surplus of \$4121. Accounts Receivable \$458. Operating Account \$51, 611.64. Roof Reserve \$106,488. Painting Reserve \$40,691. General Reserve \$90,900. Total Operating and Reserve \$293,785. Sue made a correction that the Roof reserve was actually \$106,884.

COMMITTEES: ARC –Jill stated that removal of a large bush, and a circle of small shrubs was approved for a Millriver owner. **MAINTENANCE** – No activity. **FINING** - No activity. **WELCOME COMMITTEE** - Susan Johnson is now a member of the Welcome Committee. She was thanked for volunteering.

NEW BUSINESS

1 BOARD MEMBER POSITION Jill Bell sent notice to the Board and Parklane RES, that she is volunteering for the position of President of the Valley Wood HOA Board of Directors. Motion to Appoint Jill Bell to the Board as President by Sue 2nd by Ray All in favor: 3 for/1 against. Motion passed.

2. NEW BUDGET AND DUES Jill reported increases in our monthly expenses such as administrative, waste removal, recycle pick-up, lawn mowing/trimming, fertilizing & weed control, totaled almost \$8.00 *before* the reserves were even funded. She noted the roof reserve being underfunded in times of large price increases was of great concern. The Board does not want to see Special Assessments as there have been in the past. The Valley Wood dues will go up from \$108.60 to \$122.60. The Tall Pines dues remain at \$52.40, for a total of a \$175.00 payment, the first being due March 1st.

BUDGET AND DUES, continued

Jill reported that the Roof & Paint Study was not able to be done until March, and the cost had gone up. Since it could not add to 2022 budget considerations, it would be ordered for later in the year in consideration for the 2023 Budget. Motion to Approve the 2022 Budget by Sue. 2nd by Ray. All in favor 3 for/ 1 against. Motion Passed.

OLD BUSINESS

REVIEW OF 1/12/22 MEETING Motion for a 13% Rental Cap for the Rental Cap Amendment passed. Motion to create an Amendment to Dissolve the Paving Fund passed. Motion to Order a Reserve Fund Study in November, and secure it with a deposit passed. Late Fees will not be charged, and refunds or credits should have been given to those charged. Funding for Printing was increased. An Opinion Poll re: Splitting payment of the Dues will be included in the Annual Mailer. No Board vote was taken.

ROAD SEALANT Sue submitted a request to Ameri-tech to add an agenda item for the Tall Pines Board to address when the sealing coat on our roads would be touched up. At the January Tall Pines Meeting, it was reported that the contractor is on a big job, but is committed to completing the work, even if our contract deadline passes.

LAQUINTA POND It was reported that a rumor over losing our irrigation system if Pasco County takes back the pond was false. Tall Pines has 13 wells for irrigation. Cathy brought up complaints about Rosemary Jaskierney making an appointment with Swift Mud. Sue said that Rosemary has every right to make this appointment as a homeowner without inviting Tall Pines. Rosemary stated that Cathy was mixing up facts dating back to 2020. She also stated that once Swift Mud said they were going to have the ownership looked into by the county, she emailed Tall Pines President Paula Morin to advise her of the situation, so that the Tall Pines Board did not sign a contract for installing 400 plants at the edge of the pond until the county reports back.

NEW BOARD MEMBERS Marian Pope, Lynda Leonard and Diane Zenchuk were present to volunteer for the Board. Motion to appoint them to the Board by Sue. 2nd by Ray. All in favor 4 for/0 against. Motion passed. All were invited up to the front table and Congratulated. Each briefly spoke.

OPEN FORUM The Board unsuccessfully tried to have questions held until Open Forum. A lively interaction ensued. Owners and some new Board members complained about Motions being passed without owners being able to ask questions. The Board and owner AJ Douglas, who is on the Tall Pines Board, tried to explain the difficulty associated with getting through an agenda when questions are not held until Open Forum. It was noted that motions could be rescinded after Open Forum. Some owners suggested that the Board allow for timed questions on agenda items. AJ noted a State HOA Statute that addresses the issue.

NEXT MEETING: Annual HOA Members Meeting is 2/15/2022 at 6PM

ADJOURNMENT Ray called for Adjournment at 6:55PM. 2nd by Sue. All in favor 4 for/0 against. Motion passed.

Submitted by Sue Mac Queen

Valley Wood Secretary/Treasurer