

VALLEY WOOD HOA Special Meeting Minutes 1/12/2022 6:30 PM

1. CALL TO ORDER by Ray Mac Queen at 6:30 PM

2. **POSTING** By Email 48 hrs prior, and on Site

3. **ROLL CALL** Present: Acting President Ray Mac Queen, Treasurer Jill Bell, Secretary Sue Mac Queen and Director Cathy Westerman

4. **QUORUM** reached

5. The December Financials and Minutes will be presented on Jan 18th at our regularly scheduled monthly meeting

6. The meeting held on 1/8/22 did not technically qualify for an Emergency Meeting. The Minutes were not voted on and have been discarded.

7. A motion was made to **Add a Line Item to the 2022 Budget** for printing. Motion by Sue 2nd by Jill All in favor 4/4 Motion passed. This will be mentioned in the Annual Mailer cover letter.

8. A motion was made for **A Community Vote be made on an Amendment to Dissolve the Paving Reserve and to deposit the contents of \$3,697.14 into the Roof Reserve Fund.** This Amendment will be included in the Annual Meeting Mailer for a community vote. Motion by Jill 2nd by Cathy All in favor 4/4. Motion passed

9. A motion was made to **Make 13%, the cap on our Renter Limitation Amendment.** Motion by Sue 2nd by Jill. All in favor 4/4. Motion Passed. This Amendment is being drafted, will be reviewed and will be included in the Annual Mailer for a Community vote.

There was a lengthy discussion over the percentage, to lower or raise the 13% proposed, how it would work, how the waiting list would work, & that Air B&B type rentals are included in the amendment. Ray mistakenly said current renters were grandfathered, and this was corrected. Cathy mentioned that our Management Company and a Board member should both be involved in the monitoring process.

10. A motion was made to order a **Reserve Fund Study** for our Roof and Paint Reserves. The cost is approximately \$2000. The Board wants to be sure we are funding properly, especially in view of the rising prices of construction items. We do not want a repeat of having an assessment in the future, as we did in 2014-2015. This will be mentioned in the Annual Mailing cover letter. A home owner, Richard Moore, who has considerable knowledge of Reserve Studies shared some information on this topic. Motion by Cathy, 2nd by Sue. All in favor 4/4. Motion passed.

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11. The topic of **splitting the dues payment** into 2 payments, one to Tall Pines, and one to Valley Wood spurred lengthy discussion. Sue presented that:

_Tall Pines is not following its' own documents by collecting dues from Valley Wood.

_Tall Pines has never sent a bill to Valley Wood for the now \$57,845.97/yr, \$4,820.50/month because it is not in their documents to do so.

_Valley Wood pays for the coupon books that cover Tall Pines dues. Tall Pines has never paid for this in nearly 30 years of collecting dues.

_Valley Wood pays for our Management company's administrative fees for letters that go out for unpaid dues at 30, 60, and 90 days. After 90 days the account, with Board approval goes to lien.

_If a lien is filed, Valley Wood pays 100% of the legal fees to collect for Tall Pines dues and Valley Wood dues

_The majority of the Board does not feel that writing two checks or arranging two automatic payments constitutes a hardship

The **Owners had concerns/suggestions about:**

_Possible charges for payment books from Tall Pines and then Tall Pines raising their dues.

_Withholding all Tall Pines fees owed until delinquent fees are paid to Valley Wood i.e: If Valley Wood is not paid, Tall Pines will not be paid.

_Owners present at this meeting were largely not in favor of making 2 payments.

Of our \$161 dues, \$52.40 is sent to Tall Pines, so Valley Wood dues are actually \$108.60.

Motion was thus made for an enclosure to be included in the Annual Mailer to give the community an opportunity to voice their opinion on this issue. It was made clear that this is not a topic that requires a Community Vote, but community opinion is wanted. Motion by Sue, 2nd by Jill. All in favor 4/4. Motion passed.

12. OPEN FORUM The entire meeting was open forum style

13. NEXT MEETING is on 1/18/2022 at 6 PM

14. ADJOURNMENT motion by Ray at 7:50 PM, 2nd by Sue. All in favor 4/4. Motion passed.

Submitted by Susan Mac Queen, Secretary