

Valley Wood Homeowners Association

Date: Tuesday December 12, 2023 Time: 7:00 PM

Location: Tall Pines Clubhouse

Meeting Agenda:

1. Meeting called to order at 7:18 PM by Jill Bell
2. Board members present: Jill Bell, Cathy Westerman, Dennis Babe (on zoom), Betty Mayuex, Diane Zenchuk, Marian Pope, Richard Bremer Parklane
3. A quorum was reached
4. Attendance counts: 3 in person, 0 on zoom
5. Proof of notice by email, posted on property, posted on website
6. Pledge of allegiance

Secretary Report:

Cathy made a motion to waive the reading of the previous minutes and accept them as recorded on the Tall Pines website, Marian seconded , all in favor, motion carried

Treasurer Report:

- Monthly Income: \$17,682; Expenses \$17,752; Net deficit \$70
- Income and expenses are as expected.
- YTD Income: \$163,323; Expenses \$158,044; Net surplus \$5,279
- Operating Account: \$52,743; Account Receivables \$191
- Reserves: Roof :\$171,098; Paint: \$56,571; General: \$127,348; Total Reserves: \$355,017
- Total Operating & Reserve Funds: \$407,760

Committees:

- ARC : Nothing
- Maintenance: Nothing
- Fines: Nothing
- Welcome: Nothing

Announcements: none

Old Business: none

New Business:

1. **Vote on annual budget:** Discussion with residents on our new budget proposal. There was an increase in trash of \$2.75 per unit, Tall Pines dues increased by \$4.50. Our monthly HOA dues will increase to \$195 per month effective March 1, 2024. Dennis gave input on this and due to a good return on our cd's we were able to leave our increase to \$4. If you use ACH Autopay then you will receive a notice that your monthly amount will be \$195 effective March 1, 2024. For those who manage their own autopay through their financial institution, you need to contact them to adjust the amount to \$195. And those who write a manual check, please adjust it accordingly when you send your payment in. Jill made a motion to accept the 2024 budget, Cathy seconded the motion, all in favor, motion carried.
2. **Vote on Carport rejuvenation:** Based on quotes and reviews, Allied Aluminum is our choice. One 4 carport will be done as a guide for us to see the work. Residents will be responsible for purchasing their own rain tray to put under the downspout. Cost of the project will be \$42,016. No cost to residents or the reserves. Jill made a motion to approve the carport bid, Diane seconded, all in favor, motion carried.

Open Forum:

1. A resident inquired about roof washing and soft washing carport poles. At this time we are not scheduling roof washing. Under Pressure has done our soft washing, we will check with him on carport poles washing. Gutters and selective power washing was last done April 2023.
2. As a reminder to residents, it is the owner's responsibility to maintain carport, poles and sheds.

Next meeting January 16, 2024

Adjourn meeting motion by Jill, seconded by Cathy, all in favor, motion carried

Adjournment time: 7:50 PM