

Valley Wood Homeowners Association

Date: Tuesday April 18, 2023

Time: 7:00 PM

Location: Tall Pines Clubhouse

Meeting Agenda:

1. Meeting called to order at 7:02 PM by Jill Bell-President.
2. Board members: present Jill Bell, Cathy Westerman, Dennis Babe, Marian Pope, Richard Bremer, Parklane Management, Absent-Betty, Diane
3. A quorum was reached
4. Attendance counts: 6 in person, 0 via Zoom
5. Proof of Notice by email & posted on Tall Pines property
6. Pledge of Allegiance

Secretary Report -

Jill made a motion to waive the reading of the previous minutes and accept them as recorded on the Tall Pines website, 2nd by Marian, all in favor - yes, motion carried

Treasurer Report - Dennis

- Monthly Income \$18,543; Expenses \$19,176; Net deficit \$633
- The deficit is primarily due to the cleaning of the gutters and selective roofs and gable ends.
- YTD Income matches monthly: \$18,543; Expenses \$19,176; Net deficit \$633
- Operating Account \$51,234; Account Receivables \$2,617
- Reserves: Roof \$142,706; Paint \$51,363; General \$115,182; Total Reserve \$309,251
- Total Operating & Reserve Funds \$360,485.
- Just a reminder that \$250,000 of the reserves are invested in a one year CD

Committees:

1. **ARC:** Nothing
2. **Maintenance:** carport work planning
3. **Fines:** Nothing
4. **Welcome:** New resident on 10826 LaQuinta

Old Business

1. Getting carport work quotes from 3 vendors. Board & Maintenance committee discussion. Richard Moore, Dennis & Jill are obtaining quotes from 3 companies. Cost is approximately \$500 per owner, but there will be no out of pocket cost to the homeowner.
2. Mary Sue Taylor will get a committee together to review our documents and bylaws and see if any should be changed. This would be voted on at February 2024 annual meeting, that way only 1 mailer has to go out to residents. Need 2/3's of resident's approval to pass. Rico state he could probably get it done at a reasonable cost
3. Repairs were done to loose siding/soffit
4. Resident with worn paint taken care of
5. Board clarified what is our responsibility and what is homeowners' responsibility

6. Hi Lites delivery was done, see Rosemary Jaskierny if interested in assisting
7. Common area work was done on Millriver, Chenequa and Bayhill

New Business

1. Thank you to Dennis Babe who has signed up several residents for autopay for HOA dues. This is such a timesaver for everyone and a money saver for our HOA expenses. Thank you everyone who has signed up. If you need assistance, contact Dennis Babe, he can assist you
2. Andrew George is working on tree trimming quotes for the whole community
3. Walk around has been done and if you receive an Owner Notification, please take care of it and notify Parklane. Failure to do so can result in a fine. Contact Cathy Westerman if you need assistance, she has volunteered to assist people
4. Please pick up Southern Care Lawn & Pest signs day after they spray and put in your trash
5. This is our last HOA meeting until September

Open Forum

Rosemary Jaskierny stated Hi Lites delivery people are need from each community. Please see her

Next Meeting: September 19, 2023 at 7:00 PM at Tall Pines Clubhouse

Motion to adjourn by Jill, 2nd by Cathy, all in favor -YES, motion carried

Adjournment time 7:34 PM