

## **Valley Wood Homeowners Association**

**Date: Tuesday November 21, 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:  Jill Bell,  Cathy Westerman,  Dennis Babe,  Betty Mayuex,  Diane Zenchuk,  Marian Pope,  Richard-Parklane
3. A quorum was reached
4. Attendance counts:  2 in person,  0 on zoom
5. Proof of notice by email, posted on property, posted on website
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, 2<sup>nd</sup> by Cathy, all in favor, motion carried

### **Treasurer Report: presented by Dennis Babe**

1. Monthly Income \$17,766; Expenses \$17,476; Net surplus \$290
2. Income and expenses are as expected.
3. YTD Income \$145,641; Expenses \$140,292; Net surplus \$5,348
4. Operating Account \$53,386; Account Receivables \$0
5. Reserves: Roof \$167,549; Paint \$55,920; General \$125,827; Total Reserve \$349,296
6. Total Operating & Reserve Funds \$402,681

\*The Account Receivables are zero, for the first time for Dennis as the Treasurer.

### **Committees:**

- ARC : Nothing New
- Maintenance: One roof repair to be done on Bloomingdale
- Fines: nothing
- Welcome: New Residents on 10630 Millriver

### **Announcements:**

1. Men's club is looking for new members. Dec. 7<sup>th</sup> 9am they will be decorating for the Christmas party Dec. 9<sup>th</sup>.
2. We always encourage residents to use the Auto Pay method for HOA dues. Dennis added that 54 of our 92 residents are on auto pay.

### **Old Business:**

1. Updating quotes on carports. We are trying to finalize a possible January start date.
2. Reviewing changes to our documents for vote at annual meeting by the community
3. Board discussion with residents on implementation of late fee. It is in our documents, we are able to charge a late fee. Our current fee is \$10, but with administrative costs this is not feasible. Due to our

low late payment rate, a motion was made to table the late fee implementation. Motion by Cathy, 2<sup>nd</sup> by Marian, all in favor, motion carried.

4. Residents have been asked to submit their homeowner's insurance to Ameritech, also, Parklane asks for it at the annual meeting. Some residents have sent it to me so I am forwarding to both to keep on file. If you have it, please send it to [Richard@parklaneres.com](mailto:Richard@parklaneres.com). You should request a copy of your complete policy and send the policy declaration page to Parklane.

#### **New Business:**

1. If you have received a Notice from Parklane, please resolve the issue and let them know. This saves the HOA money as we would not have to send further notices.
2. If you have a tenant or renter you must submit an application and background check to Parklane. If your guest is there over 30 days, a tenant application needs to be submitted with background check to Parklane. It is in our 2016 documents, Article IX, Section E.
3. Fining committee on failure to comply with Parklane requests. Failure to comply with requests can result in a fine.
4. The board will begin working on the new annual budget and amendment changes.
5. Our CD will come due in February. A motion was made to vote on roll over the interest into our operating account when it is due in February 2024. Motion by Dennis, 2<sup>nd</sup> by Cathy, all in favor, motion carried.

#### **Open Forum:**

1. Diane Zenchuck states there is a water restriction for Pasco County. You should look on Pasco County website and put in your address to see what day of the week you can use your outside hose to use your water. There will be patrols and if not your day to water you could face a \$500 fine. So be aware. Our irrigation is fed by wells so it is not affected.
2. A resident inquired about our roofs. They had information from insurance company that roofs may need to be replaced up to 10 years prior to the life expectancy of the shingles. We put on 30 year shingles in 2012, so we will can have an inspection done for the insurance company to extend the roof replacement.

Next meeting December 12, 2023, move it up 1 week because of the holiday

Adjourn meeting motion by Cathy, 2<sup>nd</sup> by Diane, all in favor, motion carried

Adjournment time: 7:40 PM