

## **Valley Wood Homeowners Association**

**Date: Tuesday September 19<sup>th</sup>, 2023**

**Time: 7:00 PM**

**Location: Tall Pines Clubhouse**

### **Meeting Agenda:**

1. Meeting called to order at 7:05 pm by Jill Bell
2. Board Members:  Jill Bell,  Cathy Westerman,  Dennis Babe,  Betty Mayeux,  No Diane Zenchuk,  Marion Pope,  Parklane
3. A Quorum was reached
4. Attendance Counts - 1, On Zoom - 1
5. Proof of Notice by email, posting on property, posted on website
6. Pledge of Allegiance

### **Secretary Report:**

Betty Mayeux made a motion to waive the reading of the previous minutes and accept them as recorded on Tall Pines website, Marion Pope Second, by all in Favor, Motion carried.

### **Treasurer Report:**

- Monthly Income \$18,073; Expenses \$15,750; Net Surplus \$2,323
- Income and Expenses are as expected
- YTD Income \$106,461; Expenses \$105,279; Net Surplus \$1,182
- Operating Account \$49,821; General \$2,777
- Reserves: Roof \$160,451; Paint \$54,618; General \$122,785: Total Reserves; \$337,854
- Total Operating & Reserve Funds \$387,675

### **Committees:**

- ARC: approval for drainage by back lanai on Muttontown complete
- Maintenance: Carport work, upper soffit, gutter and downspouts still obtaining quotes
- Fines: Nothing at this time
- Welcome: 1 new resident on Muttontown, Pending New Resident on LaQuinta Dr

### **Announcements:**

1. Hi Lites will resume. If you would like to volunteer to help please see RoseMary Jaskierny
2. Over the summer several trees have been removed or trimmed in the community. This is paid for by Tall Pines, Not Valley Wood
3. If you have an issue with sprinklers or trees, please contact Ameritech. If you can wait till the next schedule visit please let them know so we are not charged for an extra trip out.
4. The Men's club is looking for new members. Saturday November 11<sup>th</sup> Veterans Day Service and Luncheon, Tickets Available for \$10.00. Please contact Jill Bell for Tickets.
5. Election Day November 7<sup>th</sup>, the Club house will be open for voting. Correction: There is no voting until election day In March 2024.
6. If you have anyone move into your residence you need to contact Parklane, procedures need to be followed.

7. As a Reminder, there is no car repair allowed in your driveway or Carports.
8. Air Filters: Available Size 14x30x1 (1), 16x30x1 13 available. These were order by mistake and if you know someone that would be interested have them contact Jill Bell for a really good price.
9. Men's Club meeting at Clubhouse on October 12<sup>th</sup> at 8 am.

#### **Old Business:**

1. Continuing to obtain quotes for replacement of carports, soffits, gutters and downspouts
2. In the Spring a committee was formed to review the Valley Wood Document and Bylaws. Changes would be presented to be voted on at the annual meeting. A special Thank You to Mary Sue Taylor, Linda Grey and Jo Raley. Great Job
3. LaQuinta Pond work is completed. Very nicely done, thank you to Rosemary Jaskierny. Pasco County did the work and looks great.
4. Please check your property for any cleaning that needs to be done, such as rust removal, over growth, and plant bed trimmed and clear of weeds. If you received a notice last year please report to Parklane that the issue has been taken care of. You can email before and after photos along with an email or you can call them. Issue are to be cleared up within 14 day of notification. Each time a notice is sent out cost the community money.
5. Again, we encourage auto pay for HOA DUES. This is time and cost savings to the community.

#### **New Business:**

1. Board discussion on implementing a late payment fee for HOA DUES. Article XI of our Bylaws allows for a \$10.00 late payment fee after 30 days. A couple years ago the late payment fee was enforced, discussed, reversed and put on hold. In the past year there have been less than a hand-full of recurring late payers, resulting in this discussion to not only enforce the fee but change it to \$25.00 if past 7 days. This is up for discussion and will be talked about at the next Valley Wood Meeting
2. Board discussion on time frame for getting violations taken care of. Parklane informed us they have a 14 day notice to get any issues resolved.

#### **Open Forum:**

**Next meeting will be October 17<sup>th</sup>, 2023 at 7:00 pm at Tall Pines Club House**

**Adjourn Meeting motion by Marion Pope, all in favor, motion carried.**

**Meeting Adjournment time: 7:42 pm**