

## **Valley Wood Homeowners Association**

**Date: Tuesday January 16, 2024**

**Time: 7:00 PM**

**Location: Tall Pines Clubhouse**

### **Call to Order:**

The board meeting was called to order at 7:02 by Jill Bell-President. Board members present: Dennis Babe, Cathy Westerman, Marian Pope, Diane Zenchuk, Betty Mayeux. Absent-Parklane Management

A quorum was established. The Pledge of Allegiance was done. The meeting notice was posted onsite and on the website.

### **Secretary Report:**

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

### **Treasurer Report:**

- Monthly Income \$17,205; Expenses \$20,511; Net deficit \$3,306
- Income and expenses are as expected.
  - Repair & Maintenance expenses were covered by the checking account balance.
  - Trash increase was on January 1, 2024, versus March 1, 2024, fiscal year budget.
- YTD Income \$180,529; Expenses \$178,556; Net surplus \$1,973
- Operating Account \$48,500; Account Receivables \$571
- Reserves: Roof \$174,647; Paint \$57,222; General \$128,868; Total Reserve \$360,738
- Total Operating & Reserve Funds \$409,238

### **Committees:**

- ARC: nothing
- Maintenance: nothing
- Fines: Discussion on fining up coming
- Welcome: Catherine Hatch, 7624 Muttontown

### **Announcements:**

1. February is the Annual Meeting for Valley Wood and Tall Pines. Please be sure to send in your proxy if you are unable to attend the meeting.
2. Effective immediately, all questions and concerns must be directed to Parklane, not to any board members. Parklane will track and respond accordingly.
3. Garbage and recycling containers are not provided by Waste Connections. You need to supply them on your own.
4. Doo Wop Party February 17<sup>th</sup>, 5 pm, Food, desserts, beverages, entertainment. \$20 per ticket. See Jerry, Jill, or Bob Krobatsch

### **Old Business:**

1. The new budget was passed at the last meeting, effective March 1, 2024 \$195 per month. If you are not on auto pay, please be sure to adjust your payment accordingly.

2. Carport rejuvenation has begun. There are some things that we are having the vendor rectify. There should be nothing attached to the fascia (that is in our docs). If there is it will be taken down and thrown away. If anyone sees any leaks, please let me know so we can have this corrected. Additionally, a follow-up task to touch-up the posts has been identified and in the works.

#### New Business:

1. Dennis will spoke on CD maturity and reinvesting the money. A current promotion at Truist for a 7 month CD has a rate of 4.95% rate. Motion made by Dennis to rollover the current \$250,000 CD when it matures in February, 2<sup>nd</sup> by Cathy, all in favor, motion passed.
2. Violation List: Several residents have not corrected violations, letters were sent up to Dec. 13<sup>th</sup> and 5 out of 14 have corrected the violations. 9 have not and have not contacted Parklane. Violations are repairs, rental applications, tenant application. We need to know who lives in our community and have background check done. Motion by Jill to send violations to fining committee, 2<sup>nd</sup> by Dennis, all in favor, motion carried.
3. Diane started a discussion on modifying the pet rules. Any residents with input please contact Diane and she will gather the information. Your input is valuable on a topic such as this.
4. Annual Walk Around: Cathy discussed what we are looking at and when the annual walk around will be done. We will be looking at: rust stains, flower beds, driveways, sheds, sidewalks, shed #'s, patios, broken windows, trees, etc. Please look at your villa and be sure it is in nice condition. Any questions please see Cathy. Also, if anyone would like to volunteer to walk around with a board member, it would be welcomed.

#### Open Forum:

1. Jill's Statement: I would like to say this board is comprised of volunteers, who receive no compensation. We make sacrifices and dedicate a lot of our personal time to improve our community. We strive to treat all residents of the community fairly and equally. Not all 92 owners will always agree, but we can keep an open mind and continue to work together to achieve the same goal, which is to improve our community. As we all continue to strive to make this community the best it can be, we hope that we can continue to work together, share ideas, and create a cohesive atmosphere. Although we cannot make every change that is suggested or in a time frame that you believe it should be completed in, we are working tirelessly to provide the best experience for all of us.
2. Cathy Westerman: Community Garage Sale is scheduled for March 23, 8 am - 2 pm. Contact Cathy for a table. An Amvets truck will be in the clubhouse parking lot for donations.
3. Dennis spoke on reviewing the storage boxes from Parklane and looking for board members to volunteer to review and see what needs to be kept or shredded. Cathy and Diane volunteered.

**Next meeting will be February 20, 2024, at 7:00 pm at Tall Pines Club House  
Adjourn Meeting motion by Jill, 2<sup>nd</sup> by Marian, all in favor, motion carried.**

**Meeting Adjournment time: 8:05 pm**