

## **Valley Wood Monthly HOA Meeting**

### **Annual Meeting**

**Date: Wednesday March 20, 2024**

**Time: 7:00 PM**

**Location: Tall Pines Clubhouse**

1. Call to order at 7:01 pm by Jill Bell
2. Roll call: Jill, Cathy, Diane, Betty, Dennis
3. Proof of notice: Posted on Tall Pines website, mail, email and posted on site
4. Quorum reached- 6 attended in person, 1 on zoom
5. Pledge of Allegiance

### **Secretary Report:**

Secretary to make a motion to wave the reading of last month's minutes and accept them as published on the Tall Pines website

Motion by Betty 2<sup>nd</sup> by Dennis , all in favor, motion carried

### **Treasurer's Report: by Dennis**

1. Monthly Income \$28,388; Expenses \$36,218; Net deficit \$7,830
  1. Income and expenses are as expected.
  2. \$10,000 of income is from the CD interest
  3. \$13,650 of R&M expense is for 15 carports
  4. This is a planned expense covered by the operating account
2. YTD Income \$227,072; Expenses \$253,204; Net deficit of \$26,133
3. Operating Account \$21,531; Account Receivables \$0
4. Reserves: Roof \$181,745; Paint \$58,524; General \$132,536; Total Reserve \$372,805
5. Total Operating & Reserve Funds \$394,336

### **Committees:**

**ARC:** 2 gutter & downspout approvals on Millriver.

**Maintenance:** Nothing at this time

**Fines:** No fines at this time

**Welcome:** No New Owners

### **New Business:**

1. Please remember to get ARC approval for any outside work on your villa, this includes gutters, downspouts, patios, garden areas, etc.
2. Please remind visitors Do Not Park on the edge of the grass, there are sprinkler heads there.

### **Old Business:**

1. Carport rejuvenation is completed
2. Carport poles have been touched up with paint
3. Walkaround done. If you receive a letter please remedy and notify Parklane

## Open Forum

1. Diane has a contact regarding the road work on Decubulis: Representative Kevin Steele in Hudson
2. Cathy thanked Larry Knobel for helping to put out signs
3. Jill asked – Is there a rule on which way cars must be parked on our streets. Everyone was in agreement since these are private streets, there was no rule
4. Some residents have observed solicitors in our neighborhood, this is not allowed , so please do not acknowledge them
5. A resident cautioned people crossing on DeCubellis, cars do not look for individuals walking
6. A motion was made to start the process of fining a Homeowner due to 6 months of contact and no results. The fine will be \$100 dollars a day. Parklane will reach out to the Homeowner once again and start the fining process. Jill made the motion, 2<sup>nd</sup> by Dennis, all in favor, motion carried

**Next Meeting:** April 16, 2024 7 PM at Tall Pines Clubhouse

Motion to adjourn by Jill, 2<sup>nd</sup> by Cathy, all in favor, motion carried Adjournment time 7:29 PM

