

Valley Wood Monthly HOA Meeting

Date: Tuesday December 17, 2024

Time: 7:00 PM

Location: Tall Pines Clubhouse

1. Call to order at 7:02 pm by Jill Bell
2. Roll call: Jill_x_, Cathy_x_, Diane_x_, Betty_x_, Dennis_x_, Rico, Parklane_x_
3. Proof of notice: Posted in hi lites on Tall Pines website, email and posted on site
4. Quorum reached
5. Pledge of Allegiance

Secretary Report:

A motion was made to wave the reading of last month's minutes and accept them as published on the Tall Pines website

Motion by Betty , 2nd by Diane , all in favor, motion carried

Treasurer's Report:

- Monthly Income \$17,953; Expenses \$16,610; Net surplus of \$1,342
Income and expenses are as expected.
- YTD Income \$167,559; Expenses \$175,156; Net deficit of \$7,598
- Operating Account \$11,946 Account Receivables \$1,178
There are a couple owners who are falling behind on their payments, contact has been made and still awaiting responses.
- Reserves: Roof \$211,244; Paint \$64,383; General \$152,731; Total Reserve \$428,358
- Total Operating & Reserve Funds \$440,304

Committees:

ARC: Nothing

Maintenance: Nothing

Painting: Dennis made a suggestion to get some volunteers and paint and touch up villas that need touch up. Mowers hit the paint and chip it off. Sue said the trim needs painting also

Fines: Nothing

Welcome: Nothing

Announcement:

1. The question arises, what is the HOA responsible for? The HOA is responsible for roof replacement, roof repair when related to failures in integrity, exterior paint, garbage, lawn service, etc. But when damage is due to storms it is the owner's responsibility to make repairs. Rico added -a homeowner is responsible for rodent damage also. If you need the name of a handyman please call Parklane, they can assist. Diane made a suggestion if several units have storm damage possibly getting a handyman to come in and look at all units and that way the cost may be less if there is more jobs to do. So after a storm a list could be coordinated and get a person in to give the homeowners a quote. The homeowner would be responsible to pay for the repairs.
2. If you see individuals in our community who appear suspicious and do not appear to be residents, please call the police and ask them to patrol the community. There was an incident of someone

walking through our community at night who did not belong in here. Another incident was a resident with an unwanted visitor.

Old Business:

1. Under Old Business: we have changed the special meeting for the amendment meeting to follow our regular meeting Dec. 17th at 7:30 pm. If you do not plan on bringing your proxy to the December meeting, please mail it in to Parklane or contact Jill and it can be picked up.

New Business:

1. A motion to Discuss implementation of late fee charge, Motion by Jill, 2nd by Dennis. Board comments were a late fee would recoup some of the cost of sending notices. At this time the late fee after 30 days is \$10. Our document amendments will raise the late fee to \$25. Will this cause more work-opinion is no. Parklane used as an example: if you owe \$195 plus a late fee of \$25 and a payment of \$195 is received, \$25 is applied to the late fee first and the balance to the HOA balance, that would still leave a balance owed. The late fee has always been in our documents, but not implemented. Motion by Jill, 2nd by Dennis, all in favor, motion passed
2. Budget will be discussed and voted on at January meeting. Question was asked do we know how much dues will increase. Total increase, including Tall Pines increase should be at \$9. Will be finalized in Jan.

Open Forum

Resident expressed that if we are doing painting touch up some of the trim colors need touch up also. Residents also expressed if people put a border on the side of property and put in mulch, this would prevent the mowers from hitting the villa paint.

Next Meeting: January 21, 2025 7 PM at Tall Pines Clubhouse

Motion to adjourn by Jill, 2nd by Betty, all in favor, motion carried

Adjournment time 7:39 PM