

Valley Wood Monthly HOA Meeting

Date: Tuesday November 19, 2024

Time: 7:00 PM

Location: Tall Pines Clubhouse

1. Call to order at 7:05 pm by Jill Bell
2. Roll call: Jill, Cathy, Diane, Betty, Dennis, Rico, Parklane
3. Proof of notice: Posted on Tall Pines website, email and posted on site
4. Quorum reached 8 attended in person, 1 on zoom
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 \$17,763; Expenses \$18,345; Net deficit of \$582
Income and expenses are as expected.
- YTD Income \$149,606; Expenses \$158,546; Net deficit of \$8,940
- Operating Account \$11,383 Account Receivables \$989
There are a couple owners who are falling behind on their payments, contact has been made and awaiting responses.
- Reserves: Roof \$207,695; Paint \$63,732; General \$151,210; Total Reserve \$422,637
- Total Operating & Reserve Funds \$434,020

Committees:

ARC: Nothing

Maintenance: Nothing

Painting: Nothing

Fines: Nothing

Welcome: Gabrielle Henderson, LaQuinta, Jesse D'Ornellas, LaQuinta Dr.

Old Business:

1. November meeting the regular meeting will be at 7 pm. Following the regular meeting will be a special meeting for the Amendments. Amending this under new business.
2. Feeding wildlife creates a nuisance with droppings all over carports and lawns. If a nuisance animal needs to be removed, the homeowner will be billed for this.

New 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.
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.

3. As a reminder, if there is any damage to your villa or carport during a storm, it is not the HOA's responsibility to fix. If you need the name of a handyman please call Parklane, they can assist.

Open Forum

1. I want to mention irrigation. There have been a couple water main breaks, therefore causing no sprinklers to come on. I know the irrigation is a big issue and we are working on it as best we can. We will be getting a new irrigation company. Things do not happen fast, it takes a while for any changes, improvements, etc.
2. Residents are reminded to send in their homeowners insurance to Parklane and Ameritech
3. The subject of roofs came up and Dennis stated in a couple years we will have to have our roofs evaluated for the remainder of the expected life
4. A resident stated when carport gutter cleaning is done, be sure no ladders are leaned on the carport soffit so no damage is done
5. Common area work was brought up, it is being looked at

Next Meeting: Dec. 17, 2024 7 PM and special meeting to follow at 7:30 PM

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

Adjournment time 7:32 PM