

Valley Wood Homeowners Association

Annual Meeting

Date: Tuesday February 20, 2024

Time: 7:00 PM

Location: Tall Pines Clubhouse

Annual Meeting Agenda:

1. Meeting called to order at 7:05 PM by Jill Bell-President.
2. Board members present-Jill Bell, Cathy Westerman, Dennis Babe, Betty Mayeux, Diane Zenchuk, Marian Pope, Richard Bremer, Parklane Management
3. A quorum was reached by board members, proxies received, and members present
4. Proof of Notice of Meeting by Mail to every homeowner, email & posted on Tall Pines Property
5. Pledge of Allegiance
6. Jill made a motion to waive the reading of the minutes from the 2023 Valley Wood annual meeting and approved as recorded on the Tall Pines website, 2nd by Cathy, all in favor, motion carried

Any new board appointments- There were none. One board resignation Marian Pope

Valley Wood accomplishments for the past year:

1. Carports and gutter washing was done in the Spring
2. Carport Rejuvenation
3. We had 2 roof leaks that were repaired
4. Dennis Babe spoke on Reserves investing in a CD
5. A couple of items for the annual meeting in regard to our financials:
 - a. The Prepaid Owners report-Dennis cleaned up the prepaid owners’ report and many refunds were issued to homeowners who had previously overpaid hoa dues
 - b. The Aged Owner report- This has greatly reduced by the number of people signing up for autopay
 - c. ACH autopay-several homeowners have signed up for autopay. Approximately 60% are on autopay
 - d. Boxes in storage at Parklane- Dennis & Laura Babe reviewed items we were paying for storage and greatly reduced what was necessary to store and reduce the cost of box storage

Motion to adjourn the Valley Wood Annual Meeting by Jill, 2nd by Diane, all in favor, motion carried

Adjournment time 7:15 PM

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Organizational Meeting of the Board – Following the annual meeting

Appoint board positions

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Valley Wood Monthly HOA meeting

Date: February 20, 2024

Time: Immediately following the Valley Wood Annual Meeting

Place: Tall Pines Clubhouse

1. Call to order at 7:20 PM by Jill Bell

2. Announcement of the board- Jill Bell-President, Cathy Westerman-Vice President, Betty Mayeux-Secretary, Dennis Babe-Treasurer, Diane Zenchuk-Director
3. Proof of notice: Posted on Tall Pines website, mail, email and posted on site
4. Quorum reached
5. No pledge of allegiance as it was done at the annual meeting.

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

Treasurer's Report

1. Monthly Income \$18,155; Expenses \$38,431; Net deficit \$20,275
 - o Income and expenses are as expected.
 - o \$22,456 of Repair & Maintenance expense is for 23 carports
 - o This is a planned expense covered by the operating account
2. YTD Income \$198,684; Expenses \$216,986; Net deficit of \$18,303
3. Operating Account \$28,616; Account Receivables \$189
4. Reserves: Roof \$178,196; Paint \$57,873; General \$130,389; Total Reserve \$366,459
5. Total Operating & Reserve Funds \$395,074

Committees:

ARC: 1 approval on Bloomingdale

Maintenance:

Fines: Outstanding current violations will be sent to fining committee

Welcome: Jonathan Watson, Millriver Dr., Judith Scott & Sarah Farkas, Millriver Dr.

New Business

1. Ratify Annual gutter cleaning by Under Pressure, \$3200 motion by Jill ,2nd by Cathy, all in favor, motion carried
2. Annual walk around will be done the last week of February, so please look at your property and clean up anything that looks like it needs attention

Open Forum

1. Resident requested clarification on gutters. It is the homeowner's responsibility to repair, replace or install gutters on their villa and carport
2. One resident reported some leaks on new gutter installed on Bayhill. We are working with the vendor to make necessary corrections. If anyone sees leaks when it rains please let the board know
3. A resident asked if something needed to be put under downspouts. No, it is not required

Next Meeting: March 19, 2024 7 PM at Tall Pines Clubhouse

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

Adjournment time 7:30 PM