

Valley Wood HOA Meeting

April 15, 2025, 7:00PM

Location: Tall Pines Clubhouse

1. Call to order at 7:01 by Jill Bell
2. Roll call: Jill, x Cathy, x Dennis, x Diane, x Betty, x Rico Parklane-x
3. Proof of notice: Posted on Tall Pines website, email and posted on site
4. Quorum reached
5. Pledge of allegiance
6. Attendance 8 in person, 0 on zoom

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 Cathy, all in favor, motion carried

Treasurer's Report

- Monthly Income \$19,212; Expenses \$20,357; Net deficit of \$1,145
- We are starting with a deficit because of the gutter and siding cleaning.
- This will balance out as we progress through the year.
- YTD numbers are the same, it's a new year!
- Operating Account \$9,693; Account Receivables \$620
- Reserves: Roof \$225,440; Paint \$66,987; General \$163,898; Total Reserve \$456,325
- Total Operating & Reserve Funds \$466,018

Additional Financial Information:

1. Our current CD will mature in July and generate about \$4,300 in interest.
2. Our Money Market reserve account had a rate adjustment to 3.05% and will generate about \$450 a month, at that rate.
3. These two pieces of interest generate a tax liability that will be given consideration with the 2026 budget.

Committees:

ARC: Nothing

Maintenance: Need volunteers

Fines: Nothing

Welcome: Nothing

Old Business

- Gutter cleaning done
- Violation notices-if not resolved, it will be sent to the fining committee
- Roof replacement quotes- Dennis
 1. In the past few months, Dennis has been getting estimates for the roof inspections and replacement costs.
 2. Roof inspections range from \$50 to \$200 per building.
 3. The roof replacement estimates were used for another roof reserve projection, resulting in no special assessments for the 20 year mark or ~\$500 for the 15 year mark.
- Lanai painting- Diane to update, coordinating with Jan Hoffenkamp. Will send interested residents the proposed estimates

- New owners, no leasing, renting or other occupants for the first 2 years

New Business

- Gutter clips update, Gutter Clips were completed on those properties that were missing them by Jill and Company

Open Forum:

Dead Grass was brought up by Owner and due to the fact we are responsible for our own lawns that has to be taken care of by owners. Tree root coming up and Jill will get with owner to see what can be done

Jill wanted to say please be kind and respectful of your neighbors. Sometimes just a conversation with a person that lives alone means a lot to them.

Jill also wants to acknowledge the people she has observed performing acts of kindness

Kathy Shields & Jennifer Kramer

Linda Gray

Santine Cuccio

Jean Fahey

Mary Sue Taylor

Betty Mayeux

Jerry & Rosemary Jaskierny

Bob Henkes & Jackie

Everton & Marcel Gordon

Marion Pope

Dennis & Laura Babe

Cathy Westerman

Diane Zenchuk

Daisey Vasquez & Joe

Thank you all for being so kind.

Jill Bell- Big shout out to all you do for this community as well

Next Meeting: Fall 2025

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

Adjournment time 7:30PM