

Valley Wood Homeowners Association

Annual Meeting

Date: Tuesday February 17, 2026

Time: 7:00 PM

Location: Tall Pines Clubhouse

Annual Meeting Agenda:

1. Meeting called to order at 7:05PM by Jill Bell
2. Board members: x Jill Bell, xCathy Westerman, xDennis Babe, x Betty Mayeux, x Diane Zenchuk, x , Richard Bremer, Parklane Management
3. A quorum was reached by board members, proxies received, and members present 9 present, 1 on zoom, 46 proxies by mail.
4. Proof of Notice of Meeting by email, mail to residents with no email & posted on Tall Pines Property
5. Pledge of Allegiance
6. Betty made a motion to waive the reading of the minutes from the 2025 Valley Wood annual meeting and approved as recorded on the Tall Pines website, Cathy 2nd all in favor All, motion carried
7. Any new board appointments: Jan Hoffencamp will be joining the board

Valley Wood accomplishments for the past year:

- Carports and gutter washing was done in the Spring
- Dennis Babe will speak on Reserves investing

Reminders:

- Proof of insurance to Tall Pines and Valley Wood
- Pet Form to Parklane Management

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

Adjournment time 7:10 PM

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Organizational Meeting of the Board – Following the annual meeting

Appoint board positions

Valley Wood Monthly HOA

meeting Date: February 17, 2026

Time: Immediately following the Valley Wood Annual

Meeting Place: Tall Pines Clubhouse

1. Call to order at 7:13 by Jill Bell
2. Roll call: announcement of the board Jill Bell President (renewal 2028), Cathy Westerman VP (renewal 2027), Dennis Babe (renewal 2028) Treasurer, Betty Mayeux Secretary (renewal 2027), Diane Zenchuk (renewal 2029), and Jan Hoffenkamp (renewal 2029) 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 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 Cathy, all in favor, motion carried

Treasurer's Report

- Monthly Income \$24,405; Expenses \$28,231; Net deficit of \$3,827
 - Operating Account \$5,960; Account Receivables \$395
 - Reserves: Roof \$260,930; Paint \$73,497; General \$194,202; Total Reserve \$528,629
 - Total Operating & Reserve Funds \$534,589
- Dennis explained our net deficit was due to our tax liability of \$2,700. We have added a line to the budget to plan for this in the next year.

Community Announcements:

- **Community Garage sale Sat. March 14th 8am-2pm**
- **St. Patricks Day party Tuesday March 17th 5 pm**

Committees

: ARC:

Nothing

Maintenance: Need volunteers, annual walk around, roof replacement, Betty has volunteered to join committee

Fines: Nothing

Welcome: New owner of Millriver Susan Lester, Welcome to the Neighborhood

Old Business

- Effective March 1, 2026, HOA dues will be \$241.00 per month. If you are on auto pay you do not need to do anything, the bank will send an updated notice

New Business

- Annual Gutter Cleaning- The board will get a quote
- Annual walk around will be done the end of March, so please look at your property and clean up anything that looks like it needs attention such as carport surface, sidewalks, plant beds, etc. All plants and bushes must be one foot away from the villa. We changed the walk around from end of February to end of March
- Rico, can violation notices be sent via email? Violations can be sent by email but if no contact is made then they will have to be mailed out.
- CD update, Renewed/Rollover in January

- Should architectural changes be made to limit number of pots people can have at their villa? This is still up for debate and will be addressed again at next meeting

Open Forum

- Cathy mentioned the discussion of allowing homeowners to have two dogs and to increase the weight limit. This will be talked about at next meeting in March. Some residents have inquired about this and should be further discussed and voted on by the board. A document amendment would be done at a cost to the community, and a community vote would be required.
- A resident asked about common area tree trimming between Oakmont and Muttontown, Jill will look at this. Residents have complaints about owners letting their cats outside. All cats are supposed to be kept indoors.
- Roof replacements have been addressed and roofing project projected to start in 2027 with the older roofs being done first, A resident brought up issues with their roof, and this will be investigated further once we get closer to the project. No residents' concerns will go unnoticed and will be taken up with the roofing company and the board/committee as well as the residents. This being said, please note the older roofs are in line first due to insurance only allowing 15-year roofs.

St. Patrick's Day is Tues. March 17th, so meeting will change to Wednesday March 18, 2026, Next Meeting: Wednesday March 18, 2026, at Tall Pines Clubhouse

Motion to adjourn by Jill, 2nd by Dennis, all in favor, motion carried
Adjournment time 8:02 PM