

## **Valley Wood HOA Meeting**

**Wednesday March 18, 2026 7:00PM**

**Location: Tall Pines Clubhouse**

- Call to order at 7:05 PM by Jill Bell
- Roll call: Jill X, Cathy X, DennisX, DianeX, Betty Absent, JanX, Rico ParklaneX
- Proof of notice: Posted on Tall Pines website, email and posted on site
- Quorum reached
- Pledge of allegiance

### **Secretary Report**

Motion to wave the reading of last month's minutes and accept them as published on the Tall Pines website

Motion by Jill \_\_\_ 2<sup>nd</sup> by \_\_\_, Cathy in favor, motion carried

### **Treasurer's Report**

- Monthly Income \$18,658; Expenses \$19,386; Net deficit of \$728
- Operating Account \$2,966; Account Receivables \$1,115
- Reserves: Roof \$264,479; Paint \$74,148; General \$196,220; Total Reserve \$534,847
- Total Operating & Reserve Funds \$537,813
- 2025 end of year- <\$3,900> deficit due to \$1,000 repairs & maintenance, which was anticipated; \$2,700 income tax due from interest received on cd's, this cannot be paid from reserves, therefore we created an expense line for future tax liability in 2026.
- Interest earned on cd's for the year was \$15,780.

### **Committees:**

**ARC:** Approval for a new front door on Millriver

**Maintenance:** Betty did volunteer to assist with any maintenance needs. Terry Bell & Friend are repairing 2 window sills in the community

**Fines:** Nothing

**Welcome:** Nothing

### **Old Business**

- Being discussed under new business
- Please remember hoa dues are \$241 effective March 1, 2026, please adjust your payment accordingly if you are not on autopay

### **New Business**

- Gutter cleaning quote, ratify the board's approval \$3035.00 Motion to accept by Jill, 2nd by Cathy, discussion, all in favor. Gutter cleaning was done March 2,3 as well as Bayhill roofs on 1 set of villas.
- Motion to continue the annual walk around and report violations throughout the year as seen. Motion by Jill, 2nd by Cathy, all in favor, motion carried
  1. Residents can call Parklane if they observe a violation and it will be checked and dealt with accordingly
  2. If you receive a violation, please contact Parklane with questions or confirm the issue has been resolved
  3. Violations will be sent by email, unless someone does not have an email
- Motion to change architectural rules limiting number of pots or where they can be placed, Motion by Jill, 2nd by Jan, Discussion on what is considered curb appeal. One suggestion was no pots, furniture, etc. on carport surface. This was tabled until next meeting.
- Motion to amend the Valley Wood Pet Rule, Article IX, Use Restrictions, Section 2, Pets. This motion was dismissed.

1. Motion to allow owners to have more than one dog. This requires a community vote to amend documents at a cost to the community. This motion was dismissed.
2. Motion to change the size of dogs allowed in Valley Wood. This requires a vote to amend documents at a cost to the community. This motion was dismissed.

**Open Forum:**

- Please fill out architectural forms for any changes or improvements to your lot.
- Reminder: if you are renting your villa, you must submit a renter's form and a background check must be done BEFORE person moves in. The board must approve all applications prior to moving in.
- Question raised- do we want to reroof the villas with all the same color shingles. The cost of soft washing roofs is \$750, this obviously makes the roofs look better, but we need to look and see what villas would need to be soft washed.
- Animals digging holes in lawns, Scott's Grub Killer seems to help.
- When Tyler from Under Pressure was doing gutter cleaning, he noticed plumbing vent pipes that have damage from squirrels chewing on them. We have purchased 20 vent caps and Tyler will install them. The cost is approximately \$1,000. There are more (40) that could be proactively capped at an additional cost of approximately \$1,500.

**Next Meeting:** Tuesday April 21, 2026, 7 pm at Tall Pines Clubhouse

Motion to adjourn by Jill, 2<sup>nd</sup> by Diane, all in favor, motion carried  
Adjournment time 8:27PM