

Valley Wood HOA Meeting

Tuesday January 20, 2026 7:00PM

Location: Tall Pines Clubhouse

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

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. We are changing the published to when as the minutes have not been updated on the website but Sue will be updating this information asap and getting them published on the website

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

Treasurer's Report

- Monthly Income \$19,539; Expenses \$19,372; Net surplus of \$167
- Operating Account \$9,988; Account Receivables \$179
- Reserves: Roof \$257,381; Paint \$72,846; General \$186,841; Total Reserve \$517,068
- Total Operating & Reserve Funds \$527,056

Committees:

ARC: Nothing

Maintenance: Need volunteers, If you are available to volunteer, we could use a few more people on this committee

Fines: Nothing

Welcome: Nothing

Old Business

- Roof project is still in the works as some buildings in the next few years will need to be replaced. Last time the roofs were done it was a 4 year project. Five buildings were done first, then 8 buildings and then 5 and then last 5. More to come on this.

New Business

-Review new budget, monthly hoa fee will be \$241. Dennis went through each line item and it was discussed with the membership:

The monthly HOA fee is going up \$37.00 to \$241.00. There are 14 expense line items, of which 11 have not changed or have changed by their historical amounts. The other 3 line items are:

1. Master Association (Tall Pines): \$14.00 increase. Irrigation, legal and insurance are the main large expenses.
2. Taxes: \$3.84 is a new budget item. Yes, this is a new line item expense to be budgeted for. This is needed in order to cover the tax liability from the interest we are earning with our reserves. The past two years we have not budgeted for this but have been able to cover it with the balance in our checking account. This year I'm projecting \$16,000.00 of interest, resulting in over \$4,200.00 in tax liability. The \$16,000.00 of interest equates to \$14.50 per month for each owner, if they were contributing to this. The tax liability of \$4,200 equates to the \$3.84 per month for each owner, resulting in this new budget expense amount.
3. Roof Reserve: \$16.50 increase. This increase is based off a 15 year roof replacement projection that was done in early 2025. If we do not do this increase then the projection shows there will be special assessments, plus additional costs to the HOA for simply setting up these special assessments. I also feel, as we learned in the latest education seminar from Dan Greenberg, that as a director and a fiduciary it is my responsibility to budget accordingly for known expenses.

-Motion made on the budget for March 2026 through February 2027. Motion by Jill 2nd by Betty, all in favor, motion carried.

-Walk around violations will be sent. Can they be sent by email? They can be sent by email but follow up with a letter especially if this is a violation

-Annual meeting Tuesday Feb. 17th 7 pm. Please drop proxies in drop box at clubhouse entrance or if you need someone to pick your proxy up, please let a board member now. It is important. Also, updated pet forms and insurance forms. If you need assistance with any of this, please let me know.

-Paint committee update: Laura asked the question on how soon we need paint color choices and consensus is we are not in a hurry for that. 2018 was the last time painted and we usually paint every 8-9 years. Color will depend on siding and other factors which the paint committee will factor in when choosing color options. More to follow on this information

Open Forum:

Diane stated no more information about Decubellis and widening to 4 lanes. She suggested that anyone can attend the meeting when it is scheduled.

Next Meeting: Tuesday February 17, 2026 7 pm at Tall Pines Clubhouse

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

Adjournment time 7:50 PM