

## Valley Wood HOA Monthly Meeting

Date: Tuesday November 15, 2022

Time: 7 PM

Location: Tall Pines Clubhouse

### Meeting Agenda

1. The Board Meeting was called to order at 7:02 PM.
2. Roll Call was taken by President Jill Bell. Board members in attendance were Cathy Westerman, Lynda Leonard, Diane Zenchuk, Marian Pope, Dennis Babe (via Zoom). Richard Bremer of Parklane Management was also in attendance.
3. A quorum was reached
4. Proof of Notice of Meeting was posted on Tall Pines website, Valley Wood Minutes, emailed to members, notice posted at Clubhouse, Valley Wood Voice and on site.
5. The Pledge of Allegiance was recited by all in attendance.

### Secretary Report

Lynda made a motion to wave the reading of last month's minutes and accept them as published on the Tall Pines website. Motion was 2<sup>nd</sup> by Diane and all were in favor, motion was carried.

### Treasurer's Report

Due to Dennis attending meeting via Zoom, the report was read by Jill.

- Monthly Income \$16,097; Expenses \$15,142; Net \$955
- YTD Income \$128,654; Expenses \$124,569; Net \$4,085
- Operating Account \$48,405; Account Receivables \$1,896
- Reserves: Roof \$130,482; Paint \$48,110; General \$107,581; Total Reserve \$286,172
- Total Operating & Reserve Funds \$334,577

### Committees

- **ARC:** 1 rear patio and 1 front patio approval on LaQuinta
- **Maintenance :** Nothing to report
- **Fines:** If you have received an Owner Notification, please correct the situation to avoid receiving a fine
- **Welcome:** Nothing to report

### Old Business

1. Auto Pay form was sent to residents. Please consider this form of payment for HOA dues
2. Sprinkler issues are to be reported to Tall Pines via website.
3. Please remember to keep trash cans in your shed or behind it.
4. Jill will be meeting with Under Pressure and will get quotes to the individuals who responded with an interest in getting power washing done.
5. When the Board schedules a workshop for reviewing the new budget, an email will be sent to all residents so they may attend if interested.

### New Business

1. There will not be any trash pickup on Thanksgiving day November 24<sup>th</sup>. It will resume on Monday November 28<sup>th</sup>.
2. Jill and Santine met with Green Thumb regarding ideas for the common areas. Jill will submit it to Tall Pines for approval. **Many thanks to Santine for her help with this.**
3. Unfortunately, the Board has had to file foreclosure proceedings on a resident in Valley Wood. No HOA dues payment have been made in 10 months.

4. Cathy spoke about the importance of paying HOA dues timely and the correct amount. If you should have any issues with paying your HOA dues at any time to please contact Parklane Management.
5. The Board voted on adding Richard Moore to Maintenance Committee. Motion made by Jill. 2<sup>nd</sup> by Cathy all were in favor and motion was carried.
6. Marian spoke about committee duties. If anyone would like a summary please let the board know.
7. Diane spoke about member input and ways to let us know about any concerns.
8. Jill is in the process of getting 3 quotes for lawn care. She will report on this when all bids have been received.
9. Community Christmas Party will be December 17<sup>th</sup> at 5 PM in the Clubhouse

### **Open Forum**

1. Discussion on the importance of letting the board know your concerns and input on how we can do better for our residents.
2. The importance of letting Parklane know if you are having a difficulty paying HOA dues in a timely manner.
3. Signing up for committees.
4. A resident questioned if we were going to do a roof reserve study and the answer was not at this time due to the Hurricane and prices are too high at this time.
5. Some residents said they carry flood insurance, individuals should check with their insurance company.
6. It was recommended that anyone purchasing a property here should have an inspection done including the electrical box. Apparently, at some point in time there was a recall on some of them.
7. Please log onto tallpinesnpr.com to get messages and updates from them. We are sending our updated email list to Ameritech. Some residents said they were not receiving communications from Tall pines.

**Next Meeting Tuesday December20, 2022 at 7 PM**

**Motion to adjourn by Jill, 2<sup>nd</sup> by Lynda. All were in favor and motion carried.**

**Adjourn time 7:55 PM**

**Respectfully submitted by Lynda Leonard, Valley Wood Secretary**

**HAPPY THANKSGIVING**