

Valley Wood HOA Meeting
Date: Tuesday October 18, 2022
Time: 7 PM
Location: Tall Pines Clubhouse

Meeting Agenda

Call to Order

The Board Meeting was called to Order at 7 PM by Jill Bell. Roll Call was taken by Jill Bell President. Board members in attendance were Cathy, Lynda, Diane, Marian, Dennis via Zoom and Richard Bremer from Parklane Management. A Quorum was reached.

Secretary Report:

Lynda made a motion to waive the reading of the last month's Meeting Minutes and to accept them as published on the Tall Pines website. The motion was 2nd by Diane and all were in favor and motion was passed.

Treasurer's Report:

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

	Monthly	Year to date
Income	16,133.69	112,557.58
Expenses	<u>13,669.75</u>	<u>109,426.91</u>
Net surplus/deficit	2,463.94	3,130.67

Notes: The surplus is mostly due to not being a month for lawn treatment and no maintenance expenses.

Accountt Receivables (Owner balances)	1,664.16
Operating Account (Checking)	47,953.25

Reserve Funds

Roof	128,312.87
Painting	47,459.35
General Repairs	<u>106,060.30</u>
Total Reserve Funds	281,832.52
Total Operating & Reserve Funds	329,785.77

Committees:

- ARC Committee: Nothing to report
- Maintenance Committee: Nothing to report
- Fines Committee: Nothing to report
- Welcome Committee: Many new residents. Thank you to Sue Johnson for performing the Welcome Committee duties.

Old Business: Nothing to report from last Spring

New Business:

- Auto pay form has been sent to residents for their consideration.. For residents not already using this payment method it makes payment and record keeping much easier for everyone. HOA payment is taken out automatically on the 3rd of each month.
- Sprinkler issues are to be reported to Tall Pines and they will Schedule the work to be done. Tallpinesnpr.com. If you do not have access to internet please let Jill know.
- Please remember to place trash cans in or behind your shed (As stated in our documents). Please secure the top so that animals cannot get into it.
- Jill is in the process of setting up a schedule for power washing with Tyler from Under Pressure LLC. If you are interested let Jill know and she will get pricing for you and collect the money for payment.
 - Soon the Board will begin reviewing the budget for the 2023 year.
 - Thank you to the Valley Wood Board for their efforts to keep our community a pleasant place to live.

Open Forum:

A reminder to carry a flashlight or wear light colored clothing when walking our pets in the evening. When driving in the community please drive the posted speed limit. The importance of attending Tall Pines Board meetings was also expressed.

Next HOA Meeting will be November 15, 2022 at 7 PM in the Tall Pines Clubhouse. Motion to adjourn by Jill, 2nd by Cathy, all were in favor. Meeting adjourned at 7:36 PM.

HOA workshops are the 3rd Friday of every month at 11:00 AM in the Tall Pines Clubhouse.