

Valley Wood HOA Monthly Meeting

Date: Tuesday December 20, 2022

Time: 7 PM

Location: Tall Pines Clubhouse

Meeting Agenda

1. The Board Meeting was called to order at 7:04 PM
2. Roll Call was taken by President Jill Bell, Board members in attendance were Diane Zenchuk, Marian Pope, Dennis Babe (via Zoom), also Richard Bremer from Parklane Management. Absent: Cathy Westerman and Lynda Leonard
3. A quorum was reached
4. Proof of Notice of Meeting was posted on Tall Pines website, Valley Wood minutes, email to residents, Valley Wood Voice and on site
5. The Pledge of Allegiance was recited by all in attendance

Secretary Report

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

Treasurer's Report

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

- Monthly Income \$15,411; Expenses \$16,207; Net deficit (\$796)
- Note: The deficit is mostly due to missed HOA dues
- YTD Income \$144,065; Expenses \$140,776; Net \$3,289
- Operating Account \$47,237; Account Receivables \$2,938
- Reserves: Roof \$132,650; Paint \$48,761; General \$109,101; Total Reserves \$290,512
- Total Operating & Reserve Funds \$337, 749

Committees

- **ARC:** 1 rear patio approval on LaQuinta
- **Maintenance:** Ray MacQueen has resigned from the maintenance committee. Thank you to Ray for all he has done to keep our community a better place for everyone. We are reviewing how much maintenance the HOA is responsible for. Pertaining to carports, gutters, roof washing etc. We discussed painting carports or possibly replacing the upper skirts so no future painting would be needed. The HOA does powerwash the gable roof ends and roofs as needed. Further information to come on this.
- **Fines:** If you have received an owner notification notice, please take care of this so it does not have to be referred to the fining committee.
- **Welcome:** Nothing new

Old Business:

1. Waiting for approval from Tall Pines on common area work.
2. Foreclosure issue appears to be resolved. Owner is making payments for arrears and will go on autopay for future HOA dues.
3. Please log onto tallpinesnpr.com to get messages and updates from them. We have sent our updated email list to Ameritech. Some residents stated they did not receive communications from Ameritech. Go to their website and fill out the owner profile form and they will update your contact information.

New Business:

1. Richard Moore and Dennis Babe are looking at roof replacement information in anticipation of funding for our future reserves.
2. The Board will be working on next year's budget soon. Information to follow on any budget meetings.
3. Sprinkler issues must be reported to Tall Pines at tallpinesnpr.com and fill out a contact form. The new irrigation company is Alott, so you will see them in the community doing work. If you do not have access to the internet to contact a board member and will report any issue for you.

4. Anyone interested in playing Ping Pong at the clubhouse contact Jill Bell at vwjillbell@gmail.com or (518) 725-6407 with time or day you would be interested in.
5. Also Bunko is played at the clubhouse. Due to the passing of Bud Johnson, if anyone would like to take over Bunko let me know.

Open Forum:

1. Bob Zelenka is looking for someone to take over Clubhouse Manager position. If interested, let him know.
2. Dennis Babe: Thank you to Sue MacQueen for doing such a great job with the Valley Wood Voice. All residents enjoy getting this paper.
3. Ray MacQueen: Valley Wood is a very nice community to live in and is kept up very nice.
4. Sue Mac Queen brought up roof on 10730 LaQuinta. The owner and has contacted Ameritech and they are to trim the tree. Jill will follow up with Ameritech at the next Tall Pines meeting.

Next meeting is Tuesday, January 17, 2023, 7PM, at Clubhouse

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

Adjourn time 7:37 PM

Respectfully submitted by Lynda Leonard, Valley Wood Secretary