Valley Pines Annual Meeting 2023

Meeting Minutes

Thursday, February 23rd, 2023, 6:00PM

* The meeting was called to order at 6:10pm
* Owners present: Annette, Nick Pearson, Kristie Goodhard, Peter Hooper, Paul Squadrito, Kim DiSalvo, Evan Whitt, Bill Bendl, Dave Farrell, Brian Pollock, Martha Durgy, Brian Sledge, Amelia Estrella, Matt Wagner, Allison Campbell, Genny Drummond, Glenn Drummond, Nadia Meliani.
* Proxies presented: Christine Sexton 113, Brenda Broxton, Sandy Hribernek 103. Sandy Hribernik 107.
* A motion to approve the 2022 Annual meeting minutes was approved by Glenn Drummond and Paul Squadrito.
* Glenn Drummond presented the Association Board Report which summarized reviewing the proposed budget. The Board report summarized: HOA Investments, leases, expenses and projects.
* Jason Anderson, property manager, presented the Property’s manager’s report which summarized: completed projects, current projects and future projects.
* Jason Anderson presented the annual owner education which discussed preventative maintenance for the condo owner.
* Genny Drummond presented the approved 2023 budget. The budget packet included a pie chart breakdown of residential services, a pie chart of garage expenses, the operating budget, rental budget, utility budget, garage proposed budget, capital reserve proposed budget, monitoring and maintenance schedules, balance sheet and budget vs actual statements for: operating, rental, utilities, reserve and garage.
* The garage budget increased by $30,475 due to prior year expenses, which include: gutters, downspouts, heat tapes and garage post wrap. Genny Drummond mentioned that garage owners have never paid into the reserve.
* The ownership and members agreed that 3 quotes for landscaping capital improvements is a good idea.
* Brian Sledge requested that we secure better operating cameras for the trash enclosures.
* Owners agreed that increasing the renter move-in/ move-out fee would be a good idea to offset wear and tear/ repairs to the common areas.
* Disposal of oversized trash is a problem. Jason Anderson recommended billing owners for the disposal of large items such as furniture, etc.
* Allison Campbell recommended adding a keypad to the trash enclosures.
* An owner mentioned drafting a newsletter to residents notifying them to monitor and adjust their thermostats.
* Tree removal was not completed in 2022. In the past, 10K per year was budgeted for the removal of dead trees and replanting.
* Julie Ernst inquired about the breakdown of the $37,207 special assessment.
* Genny Drummond noted that the non-garage owner assessment will increase by 8.1%. For garage owners, the increase is $1300 per year.
* Glenn Drummond mentioned that he will not renew is position on the board.
* The HOA hired Stephanie Wheeler to take over bookkeeping services.
* New owners elected to the board are Bill Bendl and Julie Ernst. The HOA board consists of: Julie Ernst, Bill Bendl, Peter Hooper, Paul Squadrito and Kim DiSalvo.
* A motion to adjourn was made at 7:45pm