**Valley Pines Annual Meeting 2022**

* The meeting was called to order at 6:04 PM on February 24th, 2022. Motioned by Peter Hooper and second by Brian Pollock.
* The meeting was hosted on Zoom. Members present: Paul Squadrito, Kim DiSalvo, Peter Hooper, Glenn Drummond, Genny Drummond, Brian Pollock, Amy Carr, Brian Sledge and Nadia Meliani. Proxys counted: Bill Bendl, Sandra Hribernik x3, Ben Brown, Nancy Brown, Christie Potter and Nick Pearson.
* The board members and owners reviewed the 2021 annual meeting minutes. A motion was made to approve the 2021 annual meeting minutes. First: Paul Squadrito Second: Glenn Drummond
* Genny Drummond presented the 2022 budget. The HOA and property manager presented the following planned capital improvements:

1. Removal of dead trees with an estimated cost of $10,000.
2. Installation of a sidewalk adjacent to Jerry Libel’s unit with an estimated cost of $6,000.
3. Installation of gutters, scuppers and downspouts on the garages (to protect back door brick molding and prevent ice build-up from garage rear entry doors). Also, the addition of metal wraps on garage posts (to protect the garage posts and beams) with an estimated cost of $15,000.
4. Installation of heat tapes and timers to down valley garage units for an estimated cost of approximately $3,500.

* Brian Sledge mentioned that the HOA should be willing to spend money on improvements to increase the value of the properties. The board members and owners agreed this is a good idea.
* Glenn Drummond made a motion to approve the 2022 annual budget, Paul Squadrito seconded the motion.
* Jason Anderson, property manager, presented the property manager’s report and discussed the completed and planned work for 2021 and 2022.
* Jason Anderson presented the CCIOA continuing homeowner education on how to monitor and reduce water usage.
* The board and owners discussed the ideas of Xeriscaping and using water in critical areas as new business. The owners agreed that a clubhouse map is a good idea for deliveries.
* The board motioned for new board members. Brian Sledge stated his interest but is gone majority of winter.
* The owners agreed to reelect the current board.
* There was a motion to adjourn the annual meeting at 7:45pm by Glenn Drummond, There was a second by Brian Pollock.