**Valley Pines Homeowners Association Annual Meeting**

**Zoom Conference - Invitation Instructions on the 2nd Page**

**Wednesday, February 24th, 2021, 6:00PM**

**Meeting Agenda**

**Call to order**

**6:06PM**

**Roll Call and establish quorum**

**Owners present**

**Brian Sledge, Kathy Gregg, Ana May Corey, Sandra Hribernik, Paul Squadrito, Kim DiSalvo, Nicole Hammes, Amy Carr, Martha Durgy, Jerry Leibel,**

**Board members present: Peter Hooper, Glenn Drummond, Britt Queer, Genny Drummond,**

**Proxy count: Kristy Goodhard, Brian Pollack, Sandra Hribernik 4, Annette Miller, Goluba Properties, Brenda Broxton**

**Approve Meeting Minutes from 2020 Annual Meeting**

1. Digital copies available on the association’s website: [www.valleypineshoa.com](http://www.valleypineshoa.com)

**The attendees reviews the past annual meeting minutes. There were no questions or objections to the meeting minutes.**

1. Motion to approve
2. **First\_\_\_\_\_Peter Hooper\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**
3. **Second\_\_\_\_Britt Queer\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Financials Report**

1. Question/Answer session
* **Ana May Cory asked: “What is the goal for the capital reserve budget?”**
* **Genny Drummond responded to Ana May’s question: Reserve budget is based on the reserve analysis**
* **The owners reviewed the proposed 2021 budget and were in favor of approval.**
1. Vote in favor/or against
2. Motion to approve Board recommended 2021 budget
3. **First \_\_\_\_\_\_\_\_\_\_\_Peter Hooper\_\_\_\_\_\_\_\_\_\_\_\_\_**
4. **Second\_\_\_\_\_\_\_\_\_\_\_Britt Queer\_\_\_\_\_\_\_\_\_\_\_\_**

**Property Manager’s Report**

* **Jason Anderson (property manager) presented a list of past, current and future maintenance tasks.**
* **Brian Sledge mentioned the use of garage storage.**
* **Brian Sledge stated that education on dumpster usage is important.**
* **Florence Leibel inquired if the Association can post a map for service and delivery people.**
* **Glenn Drummond agreed that a map is a good idea.**
* **Jason stated that handing out map copies to the routine delivery drivers.**
* **Brian Sledge asked if we inform owners to pick up after pets?**
* **Brian Sledge mentioned that dogs off leash at 7:30 am**
* **Brian Sledge informed the board that a tire is on the patio on 107.**
* **Nicole Hammes stated that every owner should have a clause holding renters accountable to the rules and regulations.**

**CCIOA Required Homeowner Education on water usage and conservation**

* **Jason presented water use and efficiency recommendations for homeowners.**
* **Brian Sledge stated that leaky toilet can use 200 gallons per day.**
* **Brian Sledge mentioned that having Jason check or inspect toilets is a good idea.**
* **Jerry Leibel agreed that an annual inspection is a good idea.**
* **Peter Hooper- Mentioned opened windows. Turn down thermostats. Communication and education are important.**

**Old Business**

* **Old business was discussed in property manager’s report. New business was discussed in new business**

**New Business**

* **Discussion of Jerry Leibel’s email regarding: parking, condo development and gym use.**
* **Glenn would entertain fee structure for gym use.**
* **Nicole Hammes mentioned the use of gym space as very tight and should be postponed until after Covid .**
* **Jerry Leibel said Post Covid**

**Board of Directors**

1. Call for new directors

Brian Sledge- not here in Winter

Generally gone from January-Mid March.

Kim Disalvo agrees to become a board member

Britt Queer- would be willing to step up to be President.

Paul Squadrito (employee unit) agrees to become a board member.

1. Call for HOA members to vote to elect Board
* **Brian Sledge, Kim Disalvo, Paul Squadrito (employee housing unit) have been voted as new board members. Kristie Goodhard has been relieved of employee housing unit board duties by Paul Squadrito.**
* **Glenn Drummond motions to approve new board members. Peter Hooper 1st, Britt Queer 2nd**
* Glenn Drummond recommended meeting within 30 days

**Motion to adjourn- Glenn Drummond**

1. **First\_\_\_\_\_\_Britt Queer\_\_\_\_\_\_\_\_\_\_\_\_\_**
2. **Second\_\_\_\_\_\_Peter Hooper\_\_\_\_\_\_\_\_\_\_\_**

**7:40PM**