

**HOA Meeting to be held May 20, 2023 at 4pm for voting on topics listed below.**

**Location: Margo Kendrick back yard. If not raining, then out on the lawn by her house, or if raining we are invited inside house. Might be standing room only, but we can make it short. Mainly need to get votes so we can proceed getting the Covenants caught up via lawyer and make HOA officers official.**

**Topics to be voted on or discussed**

**HOA meeting to officially:**

- 1. Appoint below people to following positions:**
  - a. Add Dave Brommel onto checking account to be back up to treasurer, as well as Vice President.**
  - b. Add Pat Brommel as secretary.**
  - c. Officially show Margo Kendrick as treasurer besides president.**
- 2. Topics to add to the Covenants and for owners to vote on will be:**
  - a. There will be no renting to outside people of any townhome.**
  - b. Recommend new tenants set up direct deposit for HOA dues**
  - c. No Reverse Mortgages allowed. (This is the reason we have an empty townhome sitting for so long with no income to the HOA.)**

**Reminders from previous HOA meeting:**

**Maintenance and repairs will be made on a priority basis as our bank account allows. We have gotten behind by low HOA fees, rising inflation, and no income from the 11th Townhome which is on hold due HUD's possession.**

***Want to remind everyone that there will be a list of repairs needed but might not happen right away until our finances allow.***

**July 1<sup>st</sup>, 2023 is when HOA dues increase to be \$150.00 per month as voted on at last HOA meeting.**

**\*if you are not able to attend the HOA meeting in person please write yes to approve, or no to or no to disapprove, next to each listed topic and sign the bottom of your sheet with your name and house number please so it can be counted as your vote and return to Margo.**

as of Apr 2023

Valley Green Town Home Residences

This is what we spent last year - 2022

Property Tax - \$2.00

Insurance due in September \$3753.46

Water - 64.81

Joe Knight (Washing All Townhomes) - \$1070.00

Lawn and snow - \$10,053.85

Waste Removal - \$3,906.97 First of year a month started at \$309.21 increase to \$323.12 and in December up to \$380.47

I will be done with the treasurer position in April so someone needs to step up or hire someone for over

\$200.00 a month!!

I've done this for 10 years

Get to your bank and set up an automatic payment for the first of the month! Right now only 3 have done this!

Sincerely the retired treasurer

Chuck Johnson

HOA's probably should go up

We have \$1508.11 in Bank  
2-28-23