

**The Valley HOA Board Meeting**  
**MINUTES**  
**From April 3, 2024 meeting**

**In attendance:** Leah Ford, Greg Gunter, Sallyanne Cornelius, Ian Ford, Dwight Braddy, Scott Sullivan

- Minutes were approved
- Financial report approved
- IQ Fiber: will do a site survey to determine right of entry. Other HOA's in our neighborhood must approve. Then, Greg has to sign the contract.
- Countryside HOA will be releasing funds to fix things. Scott suggested Countryside should see an attorney because they are not following covenants, which state that the association must provide insurance.
- Inspection report:
  - Monument Rd fence damage is not HOA responsibility. It is normal wear and tear.
  - Owner of 8 ft fence is taking down the makeshift fence and planning to send in an ARC for approval of a new 8 ft. fence.
  - Yard maintenance: we need to be more diligent with fines. We can't put a lien on a property if they are not paying fines. They can be behind on their HOA fees but we cannot put a lien on it.
  - The city will install No Parking signs on Valley Garden, since 20 of the 25 residents on that street signed the petition.
- Movie night is coming up for the first time.
- Mike Clarke, our security rep, is following up on our fence jumper.
- Pickleball rep will look at cracks and posts to make a decision on what to do.
- Countryside retention pond is fine. The Countryside HOA should keep that area mowed and cleared all the way to the water's edge.
- Gates and Alarms: Hydraulic gates were recommended. Mike needs to fix the issues and handle things moving forward. Board members need to see and approve full contracts moving forward. We need to not pay him until all is fixed to our satisfaction and functioning properly for several weeks. We need the emergency release pulls corrected so that people cannot pull the release from outside the pickleball courts.

**OPEN FORUM**

- Homeowner would like a re-vote on the motor boat amendment.
- Homeowner would like more fish maintenance for our lake since we have a spring-fed lake. He will get us more information about that.
- Tennis courts need pressure washing. Courts need specialized treatment so that paint doesn't come off. Sidewalks and pool decks need pressure washing
- Homeowners mentioned uneven sidewalks along Harbour Cove, posing risks for falling. They were advised to contact the city about it.
- Potholes in the neighborhood: contact the city
- There was more discussion about the lake and whether it was man-made or natural.
- Playground equipment needs to be maintained.

Adjourned: 7:08 p.m.