

MINUTES
Valley HOA Board Meeting
November 7, 2024
6:00 at Clubhouse

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

- Quorum established and Minutes were approved
- Financials: Scott went over. Nothing new. Insurance is over budget, Taxes are under budget. Repairs are over budget, Everything else is as planned and looks good.
- IQ Fiber: they are done but still doing a little work in the neighborhood.
- Pool camera needs to be moved down.
- Broken bench in obstacle course: In order to repair we need bolt cutters. Dwight has cutters.
- All board members are up to date with certifications.
- Pool resurfacing: Pool guy will add marcite to his proposal. We will get it resurfaced in the winter. They will let us know if we need to lower the lake before draining the pool. We need to know how to pump the pool out.
- Violations: Scott has sent a letter to turf house but it came back as undeliverable. We checked and the address is correct. So we re-sent.
- Fence installed too close to neighbor's house: owner responded but did not address the problem.
- We got a list of homes needing maintenance.
- Clubhouse repairs - Leah will get Ian to look at the items needing repair.
- Dwight has information on a new pump to help keep the lake level. Much less than we originally thought. It would have electronic valves.
- We will schedule tree trimmers for common areas in November or December.

Open Forum:

- Barb asked about when retention pond repairs will begin. 6-8 weeks.
- Trash can rules clarified: should be hidden or in garage.
- Mellie reported about the sink hole in front of her house. Scott will check it out.
- Rec B grass needs weeding and spraying. Pest control has been notified.
- Silverman's will be repairing common area fences.

Adjourned: 6:49 p.m.