

The Valley HOA board meeting
MINUTES
March 4, 2026

In attendance: Greg Gunter, Linda Anderson, Sallyanne Cornelius, Scott Sullivan

- Quorum established
- Minutes: Linda moved to accept. Sallyanne seconded. Approved.
- Financials: Scott reviewed. The re-marcite of Pool A is almost paid off. We are staying close to budget. Greg moved to approve. Linda seconded. Approved.
- Rec A and B pool updates: Scott explained why pools are closed. To re-do everything, is over \$100k plus the cost to re-marcite. Permits have been approved each year. We have an engineer working on this. Issues are not safety issues but mechanical issues. Our engineer is working with the city to get things up to code. One company quote is \$150k. Rec B needs to be re-marcited. The engineer has to deal with the city. It was suggested that we talk with our city commissioner, Mike Gay. Greg will talk to him and report back.
- Broken benches: Scott brought photos of samples. We agreed to get two blue benches.
- Pickleball courts: Scott got quotes to re-surface and to bulldoze and re-do totally. Re-surfacing includes patching but the edges of the courts would not be fixed.
- Rentals: How could we track rentals since we are not gated? We do let realtors know that new owners are required to live in the home two years before renting. There's not a way to track Quick Sales and rentals and we have never done so. Discussion followed about short-term rentals. Is there anything we can do to keep this from happening? Nothing in our covenants that we can find. In order to amend the covenants, we would have to get 66% of all the homeowners to agree to the amendment. Scott will check with our lawyer to see if we can find a way to keep short-term rentals out.

OPEN FORUM:

- Questions and discussions about pool shut-downs.
- AirBnB discussions
- A member volunteered to help get covenants up to date. Scott will check with our lawyer on how to do this and how much it might cost.
- If leases are supposed to be sent to the board, how can we enforce that?
- We used to have an ARC committee. Maybe we can re-start. Also maybe get a Fine Committee.
- Pickleball courts: players must include at least one owner. If we started charging players, our insurance would go way up because it would be a commercial court.
- Fence on Valley Garden: owner requested that we sign another ARC form that she can take to court. We have already approved her ARC. We refuse to sign another form because it has already been approved. No Action.