

VALLEY VIEW SOUTH ASSOCIATION
ANNUAL MEETING MINUTES
3-13-2024

CALL TO ORDER: 5:01 PM

ROLL CALL: MAUREEN CONNAUGHTY, DONNA STEWART, KEN DOLNEY, MICHAEL POMINVILLE, JOHN NEUMAN, MATTHEW FEE PROPERTY MANAGER. 15 PROXIES. QUORUM REACHED.

FINANCIAL REPORT: 12-31-2023 = TOTAL BANK \$118,118.69

ELECTION OF OFFICERS: DONNA STEWART MOTIONED MIKE POMINVILLE, SECONDED BY KEN DOLNEY, MOTION PASSED. MAUREEN CONNAUGHTY MOTIONED JOHN NEUMAN, DONNA STEWART SECONDED, MOTION PASSED.

MIKE POMINVILLE AND JOHN NEUMAN ARE ELECTED TO THE BOARD OF DIRECTORS ALONG WITH DONNA STEWART REMAINING AS THE 3RD MEMBER.

UNFINISHED BUSINESS: THE ROOFING PROJECT HAS BEEN COMPLETED. THERE IS A 10 YEAR WARRANTY AGAINST DEFECTS.

NEW BUSINESS: MAUREEN CONNAUGHTY TOOK THE FLOOR. SHE SPOKE TO THE NEED OF THE MONTHLY DUES TO BE INCREASING DUE TO THE FACT INSURANCE RATES CONTINUE TO RISE, VENDOR FEES CONTINUE TO INCREASE, THERE IS ALSO A NEED TO INCREASE THE RESERVE/SAVINGS ACCOUNT FOR CAPITAL IMPROVEMENTS IN THE FUTURE. MIKE POMINVILLE SPOKE TO THE NEED TO LOWER WATER USAGE ON THE LAWNS AS THIS IS AN INCREASING EXPENSE. MATTHEW FEE THE MANAGER SAID HE WILL CONTACT THE IRRIGATION VEDOR TO MAKE SURE HE HAS THE SETTING ON LOW. MAUREEN CONNAUGHTY SPOKE TO THE FACT THE LARGE UPCOMMING PROJECT WILL BE THE PARKING LOTS RE SURFACING. MIKE POMINVILLE SAID WE SHOULD TRY TO PATCH AND REPAIR THE BLACKTOP AS LONG AS POSSIBLE TO AVOID A LARGE EXPENSE. THE REST OF THE BOARD AGREED.

SCHEDULE NEXT MEETING: A BOARD ONLY MEETING WILL BE HELD IN JUNE OF 2024. MINUTES WILL BE DOCUMENTED AND THE MINUTES WILL BE POSTED ON THE WEBSITE: VALLEYVIEWSOUTH.COM

OPON FORUM: KEN DOLNEY ASKED WHY WE DO NOT CHANGE THE GOVERNING DOCUMENTS. MAUREEN CONNAUGHTY SPOKE TO FACT THE SHE AND MATTHEW SAT DOWN WITH AN ATTORNEY TO ASK ABOUT THIS. THE ATTORNEY SAID IT WOULD REQUIRE 66% OF THE OWNERS AND THE FIRST MORTGAGERS TO APPROVE. THIS WOULD ENTAIL A LARGE SUM OF TIME AND MONEY. THIS ISSUE WILL BHE LOOKED AT IT THE FUTURE.

ADJOURN 5:40 PM: MIKE POMINVILLE MOTIONED TO ADJOURN, JOHN NEUMAN SECONDED, MOTION PASSED.

RESPECTFULLY SUBMITTED: MATTHEW FEE MJF AND ASSOCIATES INC. PRESIDENT.

