

Valewood Estates

Valewood Estates Annual Homeowner's Meeting

April 2021

Date: April 12, 2021

Meeting Agenda Items

Recorded By:	Meeting Date/Time:	Meeting Location:
Trey Wooten\Craig Killoran	4/12/2021 6:30PM	Bel Forest Christian Church (Parking lot)
Board Members: President - Mark Dunnigan Vice President – Dan Chasan Secretary – Trey Wooton Treasurer – Craig Killoran		

1. Meeting called to order at 6:30 PM by Mark Dunnigan. Approximately 45-50 people were in attendance.
2. Mark went over the basic agenda and shared info about having dumpsters in the neighborhood on Saturday May 15th 8:00 AM – 12:00 PM.
3. Craig provided a review of current HOA financials.
Q: Do we maintain a cash reserve?
A: We strive to keep a small reserve in order to avoid assessments, but the budget is relatively flat year to year.
4. Mark pointed out that we would be incurring an expense to remove vegetation from the stormwater area shared with the Brentwood Park neighborhood. This maintenance will be covered with existing funds.
5. Mark Dunnigan reiterated that we are attempting to collect homeowner email addresses for future communications.

Meeting Items and Open Discussion

General Questions by Attendees

Q. Is the HOA responsible for removing trees from the common areas when they could potentially fall on a homeowner's property\house?

A. We explained that we have not been removing trees from the common area. We advised that if a tree should fall on a home the homeowner should contact their insurance company. The board did agree to investigate a specific concern of the homeowner that raised the question. The homeowner was instructed to contact the board with the details of the trees he is concerned about.

Q. Is the board aware of overgrown bushes along some sidewalks?

A. The board will investigate and notify the homeowners to have the bushes trimmed as needed.

Q. Has there been any consideration to allow additional privacy fencing behind homes the back to Red Pump and Vale Road. Several homeowners in attendance stated that they had collected signatures equaling at least 75% of the homeowners that agreed with the proposal to add additional privacy fencing along Red Pump and Vale road. (The board has not received this information but agreed to review it if provided.)

A. The board explained that the issue has been considered in the past. The board also reiterated that it has the sole discretion when it comes to changing architectural standards including fencing. The board stated that they would be receptive to considering additional privacy fencing behind homes that back directly to Red Pump or Vale road if the fencing was contiguous. This would require all homeowners to agree to install the privacy fencing at the same time. Some homeowners agreed to provide details from those interested in pursuing privacy fencing.

Q. A homeowner asked if alternate fencing options were being considered for the interior lots in the neighborhood.

A. The board explained that alternative fencing options are not being considered nor are they permitted.

Q. Several homeowners inquired about becoming board members.

A. The board explained that homeowners could be nominated and then considered for board membership. Two homeowners were nominated as candidates and gave their names to the board. The board will investigate the process and contact the candidates with their findings.

Q. Is the board aware of a camper that has been parked on Dranmore Way?

A. The board agreed to investigate and take necessary action. Since the meeting, the camper has been removed from the property in question.

Q. A homeowner mentioned that she wanted to remove several large trees from her yard.

A. We explained that the HOA rules require approval for tree removal and asked her to submit a request to the board.

Q. Some homeowners felt that the board should be more proactive in providing social activities.

A. The board explained that while it had been more involved in the past their role has been focused on HOA business. The board suggested use of a Facebook page or some other medium as a place for homeowners to coordinate social activities.

Q. Has the HOA ever considered having speed bumps installed in the neighborhood.

A. The board explained that the roads belong to the county. We previously asked the county to install speed bumps but they declined our request due to low traffic volume.

Q. A homeowner noted that there were no speed limit signs in the neighborhood.

A. The board recommended that the homeowner contact the county to see if they would install them.