

Valewood Estates

Valewood Estates Annual Homeowner's Meeting

April 2025

Date: April 7, 2025

Meeting Agenda Items

Recorded By:	Meeting Date/Time:	Meeting Location:
Craig Killoran	4/7/2025 7:00PM	Bel Forest Christian Church
Board Members: President - Mark Dunnigan Vice President – Dan Chasan Treasurer – Craig Killoran Secretary – Vacant Member - Vacant Member - Vacant		

1. Meeting called to order at 7:00 PM by Mark Dunnigan.
2. Craig provided a review of the current HOA financials.
3. Craig and Mark reviewed changes to lawn mowing and treatments to reduce cost.
4. Mark announced that both entrance signs will be cleaned this year.
5. Mark noted that the county contacted the Brentwood Park HOA board concerning an issue with the storm water management pond that is shared between us and Brentwood Park. To bring the area into compliance we have engaged Ivy Hill to regrade, mow and clear debris from the area. Costs are to be split between Brentwood and Valewood. The Valewood portion is estimated at \$8,000.00. A special assessment of \$90 per home will be implemented to cover the work since our reserve is not sufficient to cover the cost.
6. The board solicited new members. Rona Thomas agreed to join the board and will serve as Secretary.

Meeting Items and Open Discussion

General Questions by Attendees

- Question: What can be done if people don't follow the HOA rules?

Answer: The board contacts the homeowner, typically by letter, asking the homeowner to address the issue. If after a reasonable time the issue is not addressed the board imposes a weekly fine of \$100. If the owner does not comply the fines accrue until the home is sold at which time we would collect prior to closing. In rare cases the board could exercise the option to place a lien on the property.