Valley Pines HOA

Regular board meeting

4/5/2021

**Agenda**

**Roll call**

**Call to order: 6:10pm**

1.Paul Squadrito

2.Peter Hooper

**Financials:**

Presented by Genny Drummond

Association holds 173,382 operating

* 302, 617 capital
* 14,296 A/R
* Pay down 100k to Capital reserves
* $167 finance fees
* $1000 variance
* Snow removal under budget $4,615
* Water san over $562
* Garage not billed as approved.
* Investigate $20K- Jason to investigate
* Fire control panel completed.
* Non-resident garage owners
* Approval of legal billings regarding garage units.

**Old business**

* Kitchen lease- Lease structure is ok. $150 increase. June 2021 start date.
* Current residents are happy with the current renter.
* Jason and Peter.
* Office lease- Tenant’s are responsible for bathroom cleaning and supplies.
* Management contract renewal- Contract will reflect COLA and
* What’s included and not included.

**New Business-**

**Glenn President- P**

**Britt Queer- VP**

**Paul Squadrito-**

**Kim DiSalvo-**

**Peter Hooper- maintenance oversight committee**

* Frustration in no email response.
* Britt is cosigner on accounts.
* Clean up area by employee housing units.
* Two points- proceed with Jerry
* Secure striping points.
* No parking by rear trash can.
* Repair pot hole in entrance.
* Concrete front entrance. Asphalt deteriorating. Concrete swale and split the cost with TAC fitness. Glenn recommends mutual shared expense.
* Allow passthrough and same amount of parking spots. Paint and number parking.
* Driveway through and TAC fit is different property.
* Belinski- replant mitigated trees. Dead tree outside of Kim’s unit. Approximately $7K.
* Stakes- new trees will be planted.
* Glenn Drummond proposed ideas for ditch maintenance with property owners who have access.
* Take photos of trees overgrowing and shading the West.
* Install gutters and heat tape on Paul Squadrito side.
* Clean and stain the garage beams.
* Board will reevaluate cost of garage beam and door maintenance.
* Board will revisit cost of 240V heat tape on West side of 8-unit building. Heat tape on East corner.
* Annual inspection of drain-pipe. $500.
* Provide record and receipt of annual grease trap cleanout for commercial kitchen lease.
* Dryer vent cleaning for 2022.
* Install professional map of complex. Hotel style.
* Peter asks what are we doing for walkway lights?
* What is the cost for LV lights? Check out Park Modern?
* Secure quote and install a few temporary solar lights. Classier? Secure options.
* Secure dog count this week.
* Talk to Christine about dogs chained to trees. This is not.
* Door lights- wall sconces installation without approval. Dark night sky pointed down.
* Bulk comcast?

**Motion to adjourn**

**Glenn moves to adjourn meeting.**

1.Peter Hooper

2.Paul Squadrito

7:40PM