

Valencia Park Homeowner's Association

Meeting Minutes

June 12th, 2022

Present: List of attendees
 Corey McCance – President
 Natasha Cavalier – Vice President
 Craig Williams – Treasurer
 Annette Pardue

1. Agenda Review

- No additions to agenda requested by attendees.

2. President's Report

- Estoppel requests are on the rise. Many new neighbors in the neighborhood. Many new neighbor's who have expressed interest in participating in HOA actively.
- President has been meeting directly with new neighbors as they move in.

3. Open Forum

- No requests for discussion during open forum

4. Treasurer's Report

- April's financial report and income statement reviewed. Year-to-date revenue on track. \$5,000 negative variance for the month of April. Operating expenses on target. Delequent fees reduced \$1,400 from March to April. Liabilities and equity slight increase as expected. Aging report for delenquent accounts reduced by roughly \$1,000 showing progress.
- Fencing topic being pinned for future project currently
- President Corey McCance added that all new owners have paid for the year in advance for maintanance fees.
- Annette Pardue inquiry regarding deficit clarified by Treasurer Craig Williams that it was a variance for Month-to-Date, but Year-to-Date was still positive. Month-to-Date dues delinquency was cause of variance.

5. Old Business

- Block party has been postponed till after the summer due to community feedback from Annette Pardue and Facebook poll regarding heat of the summer and number of new people moving in.
- Vice President Natasha Cavalier update on contractor for office renovations. Contractor has been given a hard deadline to move forward before board begins looking for new

contractor. Annette Pardue noted she is in possession of other bids from previous contractors. Treasurer Craig Williams clarified current contractor costs projected to be roughly 50% above previous quotes due to supply chain delays. Recommended waiting 6-9 months to move project forward.

6. New Business

- 2036 Madrid Ct. S. request for small picket fence in front yard. Fence on easement requires board approval. **Vote passed unanimously**
- Pest control current contractor retiring. Treasurer Craig Williams to seek new bids for replacement pest control.
- Repairs done to pool for recent pump damage. No cost to budget due to Treasurer Craig Williams and Kevin Williams providing repair services at no charge. Pool repair contractors repaired pump at no charge. President Corey McCance was able to repair damaged tile and locate all pieces at no cost to association.
- Request to meet with previous committee members and begin search for new committee members.

7. Meeting Adjourned