

**Meeting Agenda - March 2023**  
Valencia Park/Cedar Grove HOA  
March 26th, 2023 - held @ 7pm  
Official Website: [www.valenciapark.org](http://www.valenciapark.org)

**Call to Order – 8:01PM**

1. **Approval of Minutes** – approved.
2. **Treasurers Report** – February 2023 Financial - **Remove Annette listing for petty cash.**
3. **Old Business**
  - A. East Pool Under Contract with **DoneRite Roofing** \$5,550 + wood replacement as needed. Under permitting (60 days).
    1. Castle Roofing Construction (quote) \$6,260 + wood
    2. KAM Roofing Services (quote) \$7,040 + wood
    3. SouthShore Roofing Exteriors (quote) \$6,780 + wood
  - B. Hiring **Big Apple Pest Control** \$150 initial fee, \$100 every 3 months
    1. EcoSmart Pest Control \$160 monthly
    2. BlueFin Pest Control \$120 monthly

*Thanks to Natasha for processing the RFQ's.*

**3. New Business**

- A. Inquiry regarding eliminating coupon book per \$2k charge
  1. Including a “**Pay Now**” option on our website – Corey pending Truist meeting with merchant services rep.
  2. **Confirm with Ameritech finance (Bonnie)**
  3. **The coupon books included in the bank processing charges.**
  4. **Annette uses bill-pay to electronically pay.**
- B. Perimeter Signs need updating
  1. Ideas to refresh/refurbish these signs (three signs, Cedar Groves, Valencia Park)
  2. Inquiring to **local artists** (Facebook neighbors, greater CLWR art community)
  3. **Natasha to obtain quotes** and/or looking for grants to replace these signs with brand new ones
- C. Perimeter fence
  1. **Strategic preplanning** for the perimeter fence replacement
  2. Sequence, small owner groups and process
  3. Ameritech to send notice to perimeter neighbors
  4. Natasha to check with local building department about a new **3-ft set back**
  5. Engage neighbors, volunteers first
- D. Converting Office to Community Room
  1. Opinions to leave as office and update efficiencies ex. AC Unit
  2. Clean and organize office, historical digital archiving, secure filing cabinets
  3. Repurpose subject to risk/liability, damages, cleaning/maintenance
  4. Rental possibilities, movie night, card room? **Projector in office**
- E. Accessing the Meeting Minutes on HOA website
  1. Fee for providing documents; specific document request
  2. Owners are permitted to inspect HOA records.
  3. Struggles with Ameritech tech staff replacement
  4. **Corey to coordinate document requests.**

4. Open Forum

**Annette:**

Newsletter request, magnets

Meeting minutes website password, previous BOD offered passwords to owners upon request.  
Email request to the HOA email address  
BOD HOA monthly meetings

## 6. Adjourn Meeting

**Open Forum:** During open forum, each attendee may address the board for up to three minutes. A director or manager may briefly respond to statements made or questions posed. Speakers must observe rules of decorum and not engage in other disruptive behavior. The time guidelines ensure that others will have an opportunity to speak. Speakers may not allot their time to others. All persons must follow the Meeting Rules listed at the bottom of this agenda.

**MEETING RULES:** HOA members may observe the meeting but do not have the right to participate in the board's deliberations or votes. Members may address issues during the open forum portion of the meeting. If attendees become disruptive, they may be expelled from the meeting. There is to be no obscenities used during the meeting hours. Be respectful of all people. All proceedings will be conducted in a calm civil manner. Individuals who conduct themselves otherwise will be asked to leave, and if necessary will be removed from the meeting.