

The Landing At Valley Lakes Homeowners Association

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C/O Hart Consulting Inc.

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2021 Annual Meeting Minutes

Thursday, October 7, 2021

The meeting was called to order at 6:01 p.m., at the Commons Shelter.

In person attendance: 14 Attendance by proxy: 11 Quorum of 10% (17 households) was met.

Introduction Of Members: Lisa Vester introduced all members of the current board of directors: herself, Sherry Kibbe, Dennis Horn, Julie Lewis, and Matt Vester.

Previous Minutes: The minutes from the 2020 annual meeting were reviewed and approved.

Statement from HOA President: The HOA president is Lisa Vester. Lisa said that in 2020/2021 the main focus for projects was the park: removing the trees, stumps, etc. The focus for 2022 will be the pond. The pond has not been in the best shape lately, but steps are being taken to improve the pond in 2022. A new pond care company has been selected. Lisa also stated that the shared amenities with the commons has been going well. There were not many issues at the pool this summer.

Manager's Report: Cheryl Strong, with Hart Consulting, presented the Manager's report. Cheryl thanked the board for their dedication to the HOA, quick responses to emails, and routinely checking on neighborhood matters. Thanks to the prompt communication from the board, we are able to respond to architectural request in 24-48 hours! Cheryl also wanted to thank Lisa Vester for all of her hard work scheduling food trucks this year! Without Lisa, these 29 food trucks would not have been able to visit the community.

Financial Report: All income and expenses thus far for 2021 are as expected. We are happy to report 100% of assessments have been collected. The reserve account balance is \$26,976.69 as of September 30, 2021. The 2022 budget was presented and approved. It was discussed that a new pond care company has been selected for 2022. This change was not reflected in the 2022 budget, but the overage will come from the contingency fund. This new pond management company will be working very hard to improve the overall appeal of the pond by adding blue dye and tilapia fish to reduce vegetation growth. The Commons shared amenities fee may go up. We are waiting on more information from the Commons board. They are looking to add 8 more security cameras and possibly a new pool filtration systems. Any increase to the fee will come out of the contingency.

Nominations To The Board: There were no new nominations. All 5 current board members agreed to serve again. We thank them for their service and dedication to the community.

General Discussion: There were many topics discussed including: snow removal of the sidewalk along 18th, solar panels, the tennis courts, trash totes, golf carts, and dog waste. Lisa will talk to the Commons about the snow removal issue as the part in question is on the Commons property. The board will discuss the possibility of allowing solar panels since they have changed so much as technology advances. This would require an amendment. The Commons plans to resurface the tennis courts within the next few years and will add pickle ball lines. Lisa will check with The Commons board on the drainage issues at the tennis court. Members also thanked the board for their service to the community and stated how much they appreciate the board!

The meeting was adjourned at 6:42 p.m.

Respectfully submitted, Macy Hart - Office and Technology Coordinator, Hart Consulting Inc.