

**Valleybrook HOA  
Board Meeting Open Session  
Thursday, April 10, 2025  
Blackwood Library – 7:00pm**

**Agenda/Meeting Minutes**

**1, Call to Order – 7:01**

**2. Roll Call**

<b><u>Board Members</u></b>	<b><u>Yes</u></b>	<b><u>No</u></b>	<b><u>Management</u></b>	<b><u>Yes</u></b>	<b><u>No</u></b>
John Quinesso – PPII	x		Lynne Hartmann	x	
Scott Wenderoth – Links	x				
Beth West-Reiss – PP	x				
Mike Peeler - GE	x				
Theresa Donnelly – SA	x				
Debra Trasatti – Links II	x				

**3. Board Reorganization**

- **President – John Quinesso -Debra Trasotti/Mike Peeler**
- **Vice President – Debra Trasotti – John Quinesso/Beth West-Reiss**
- **Secretary – John Quinesso & Lynne Hartmann**
- **Treasurer – Scott Wenderoth – John Quinesso/Beth West-Reiss**

**4. Approval of Minutes – October 24, 2024 – Debra Trasotti/Beth West-Reiss**

**5. Financial Report (as of 2/28/25) – Reviewed by Lynne Hartmann**

Operating Balance: \$134,017

Reserve Balance: \$51,380

We continue aggressive collections with Association Attorney

**6. New Business: - Reviewed by John Quinesso**

**a.** Motion to approve 2025 Premier Pool Management Pool Contact – \$79,002.00- **Beth West-Reiss/Theresa Donnelly**

**b.** Motion to approve 2025 Pool Rules & Regulations – payments must be made in advance – **Scott Wenderoth/Mike Peeler**

Pool Information – Summer 2025 – **Reviewed by John Quinesso**

- Opening - May 24-25-26 & 31 June 1-7-8 (weekends only)
- Saturday, June 14 – Monday, September 1 (full time)
- Hours of Operation – 11:30 am – 8:00 pm
- Pool Guests – 2 free weekdays – 1 free weekends – 4 total per household and under 5 years of age free

c. New Pool Signage at Corner

d. Reserve Study Update – **Reviewed by Lynne Hartmann**

**7. Old Business – Reviewed by John Quinesso**

**a.** Neighborhood Watch Update- Mike Peeler – **Interested homeowners signed up with Mike Peeler**

- b. Yard Sale – April 26, 2025 – Rain Date – May 3
- c. Water Aerobics – Tuesdays - June 17 – August 5 - \$10.00 Per Class (\$80.00) – 10 – 11 AM – Registration Closes June 1<sup>st</sup>
- d. Website Update- [www.valleybrookhoa.net](http://www.valleybrookhoa.net) – **Jeff Druce – Webmaster - Information will be sent to all VBHOA Board Members to contact Jeff Druce**

## 8. Public Portion

- **Mike Peeler** – Glen Eagles Rico family sponsoring an Easter Egg Hunt – April 19<sup>th</sup> – 3:00 PM – 6:00 PM Free for all VB Residents. Flyer will be posted on the VB website and sent to all VBHOA Board members for distribution to their individual communities.
- **Mike Peeler** – Will develop a flyer for Neighborhood Watch to be disseminated to all VBHOA Board members for distribution to their individual communities and for posting on the Valleybrook website.
- **Scott Wenderoth and Lynne Hartmann** – To meet with the general manager of the VB Golf Course to discuss golfer trespassing on Links homeowners' properties.
- **John Quinesso** – To investigate with Premier Pool Management Services regarding remaining open for the first two weekends in September.
- **Jone Magagna** – Presented proposal for the refurbishing of the tennis and pickle ball courts. She will obtain at least one other proposal for submission to the board prior to the planning of the 2026 budget. (\$70,000.00)
- **Survey** – A discussion ensued regarding the use of the tennis/pickleball and pool. Homeowners were asked to sign up if interested in helping develop the survey.
  - **Jone Magagna** – 610-470-8293 – 9 VB Court
  - **Karen Lang** – 609-254-8115 – 4805 Aberdeen Lane
  - **Lori and Frank Plefka** – 856-912-1577 (Lori) – 2003 Doral Drive
  - **Liz Bovoso** – 856-228-6548 – 503 Masters Drive

## 9. Adjournment – **8:07 – Debra Trasotti/Mike Peeler**