

**Valleybrook HOA  
Board Meeting Open Session  
Thursday, October 23, 2025  
Glen Landing Middle School – 7:00pm**

**Agenda**

**1, Call to Order**

**2. Roll Call**

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

**3. Approval of Minutes – April 10, 2025**

**4. Financial Report/Collections (as of 10/23/2025)**

- Operating Balance: \$12,078.92
- Reserve Balance: \$78,773.28

We continue aggressive collections with Association attorney

**5. New Business:**

- a. Adoption of the 2026 Budget - \$5.00 Per Month (\$60.00 Annual)
- b. Pool Income: 2025 - \$2258.00  
2024 - \$2525.00  
2023 - \$1732.00
- c. Drone Video of Swim Club – VBHOA Website
- d. Pool Lounge Chair Re-strapping (13 years old) - \$21,000.00 (Reserve)
- e. New Pool Pump - \$8,100.00 (Reserve)
- f. New Pool Filter - \$6200.00 (Reserve)
- g. New Baby Pool Cover - \$3,000.00 (Reserve)

**6. Old Business**

- a. Tennis Court Replacement/Refurbishing Update – Still under review
- b. Neighborhood Watch Update- Mike Peeler
- c. Yard Sale – April 25, 2026- Rain Date – May 2, 2026
- d. Water Aerobics – Will Continue in Summer 2026
- e. Website Update- [www.valleybrookhoa.net](http://www.valleybrookhoa.net) – Jeff Druce & Community Representatives

**7. Public Portion**