

**Valleybrook HOA
Board Meeting Open Session
Monday, October 19, 2026
Blackwood Library – 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		
Diane Bergman – Links I					
Beth West-Reiss – PP					
Mike Peeler – GE					
Theresa Donnelly – SA					
Debra Trasatti – Links II					

3. Approval of Minutes – April 10, 2026

4. Financial Report/Collections (as of 10/2026)

- Operating Balance: \$19,847.00
- Reserve Balance: \$210,305.00 up from \$78,773.00 in 2025

5. New Business:

- a. Adoption of the 2027 Budget - \$3.00 Per Month (\$36.00 Annual)
- b. Pool Income: 2026 – \$2300.00
2025 - \$2258.00
2024 - \$2525.00
2023 - \$1732.00
- c. New Pool Cover for large pool - \$21,000.00 (Reserve)
- d. Expansion Joint Repair – Large Pool - \$1200.00 (Reserve)
- e. New pump for large pool - \$2,000.00 (Reserve)
- f. Monument Wall Lighting Electrical Repair - \$7000.00 (Reserve)
- g. Cornhole Game Purchase
- h. Flexible/Beanbag Seating for Large and Baby Pool

6. Old Business

- a. Pool Lounge Chair Re-strapping (158 chairs) - \$21,000.00 (Reserve)
- b. Neighborhood Watch Update- Mike Peeler
- c. Yard Sale – April 24, 2027- Rain Date – May 1, 2027
- d. Water Aerobics – Will Continue in Summer 2027
- e. Website Update- www.valleybrookhoa.net – Jeff Druce & Community Representatives

7. Public Portion