

The background features abstract, overlapping green geometric shapes in various shades of green, creating a modern and dynamic look. The shapes are primarily located on the left and right sides of the slide, framing the central text.

Welcome to the Pine Valley HOA Annual Meeting

April 30, 2025

Meeting Agenda

- ▶ Establish a Quorum
- ▶ Call to Order
- ▶ Introduce Current Board Members
- ▶ Accept Minutes of 2024 Annual Meeting
- ▶ General Review
- ▶ Capital Improvement Phase 2 - Roof Replacement Project
- ▶ 2025 Budget Review
- ▶ 2025 Plan of Record
- ▶ Board of Directors Election Outcome
- ▶ New Business
- ▶ Adjourn

Welcome and Introductions

- ▶ Current Board Members
 - ▶ Marty Aaron - President
 - ▶ Pete Etters - Vice President
 - ▶ Guy Schroen - Treasurer
 - ▶ Nicole Peterson - Secretary
 - ▶ Marie Turgeon- Member-at-Large
- ▶ GPRO Property Management
 - ▶ Rick and Libby Lewallen

Approve 2024 Annual Meeting Minutes

Sent via email on 4/25/2025

Pine Valley Condos

Annual Board Meeting April 8th 2024

Call to order at 6:01 Motion: Nicole 2nd Pete

Approval of Minutes Motion: Nicole 2nd Pete

Total Participation: 19 residents/owners

Minutes:

- Overview of Capital Improvement Project- Excited to see all the great work accomplished in such a timely manner
 - o 4 year payment plan- Still to collect \$23,000
 - o Overrun of \$65,000 Pulled from Operating Expenses
- Drainage Project
 - o Thank you for your patience and your payment
 - o Thank you to Kevin Lindsey (Owner who added his expertise to the project)
 - o 78 paid in full (4 delinquent and collection process has begun)
 - o Big Oak was spared
- Budget Review
 - o No Real changes
 - o Delayed 13th month payment to September
- Future Visions
 - o Roof Reserve- Need to continue to grow
 - 2024 will focus on Replacements rather than chasing the repairs
 - Continue to look for ways to add to this funding
 - o Update governing documents
 - Your expertise is welcome if someone has experience
- US Open Conversation
 - o Parking Passes are being delivered to owners at this time

Questions:

- Are we confident the new drainage project will eliminate the problem we were having?
 - o Yes, we are confident. In the past there were just fixes that never worked
 - o Pipe was compromised. Lots of concrete was put in the ground
- Board- Ask for additional Board Member, reach out if you are interested
- Solutions-Please reach out with solutions. We want to hear what is going on around the property, and if you have solutions, we love to hear those as well.

Adjournment: 7:15 Motion Dave, 2nd Nicole

General Review

- ▶ Personal Homeowner Renovations
 - ▶ Cannot modify building exterior without Architectural Review Board (ARB) approval
 - ▶ Inside work needs permits for electrical, structural, HVAC, & plumbing
- ▶ Landscaping modifications or requests must be submitted to the HOA for approval. Pruning or removing a shrub/tree requires approval.
- ▶ Hot water heaters and smoke detectors - consider replacement if it's over 10 years old.
- ▶ HO-6 Insurance Policy - ex. if your hot water heater leaks and damages your neighbor below, you are both responsible for the cost of the repair.

General Review

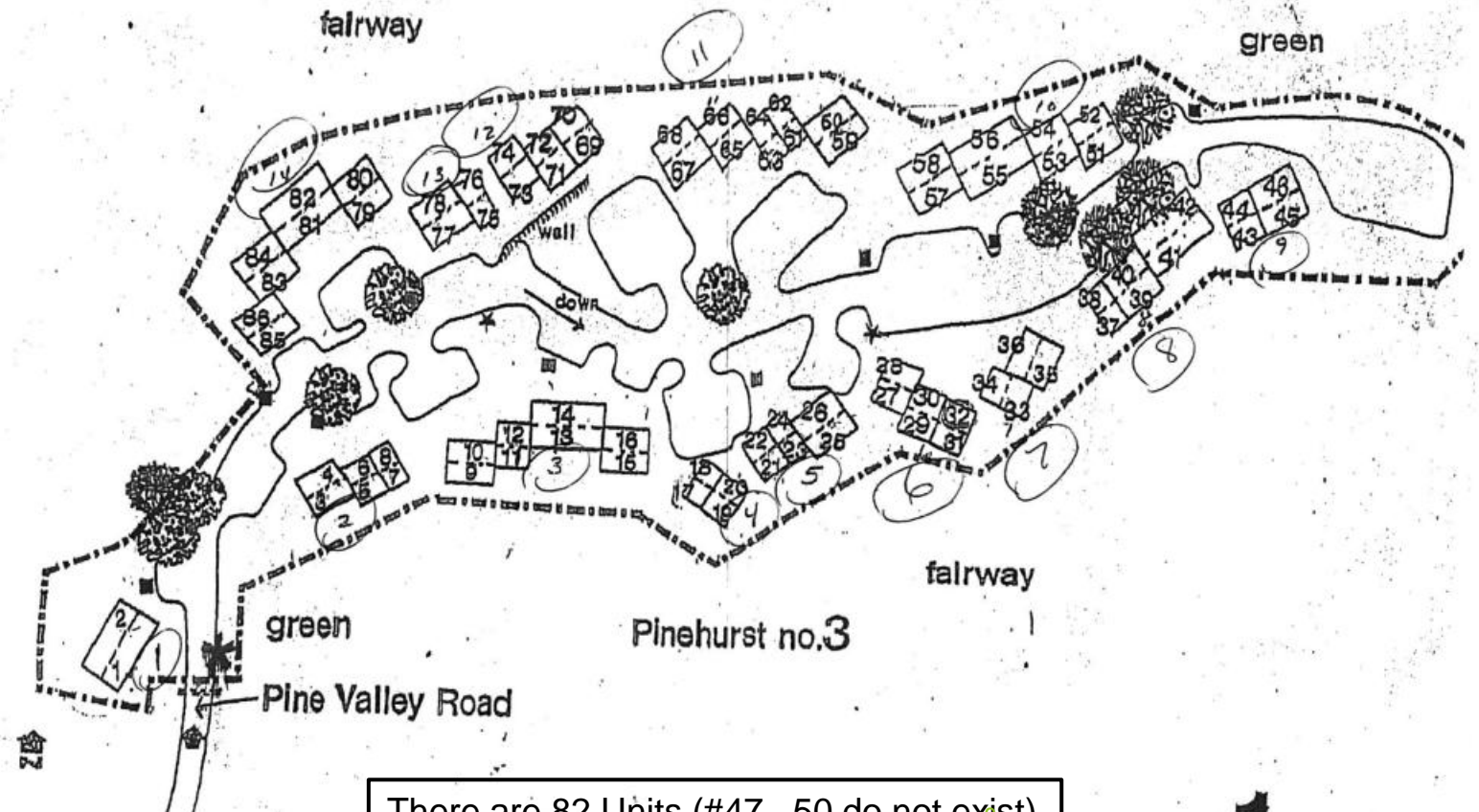
- ▶ All Governing Documents, including Rules and Regulations, are posted on Buildium.com
- ▶ Most common rule violations:
 - ▶ Propane grills, fryers, or fire pits are not permitted anywhere on the property, including paved areas.
 - ▶ Pick up after your pets.
 - ▶ Dispose of cigarette/cigar butts properly due to fire hazards with the pine straw.
 - ▶ Place trash in bags and put in your trash can.

Treasurer's Report - Guy

Capital Improvement - Phase 2 Roof Replacement Project

Building Numbers & Associated Unit Numbers

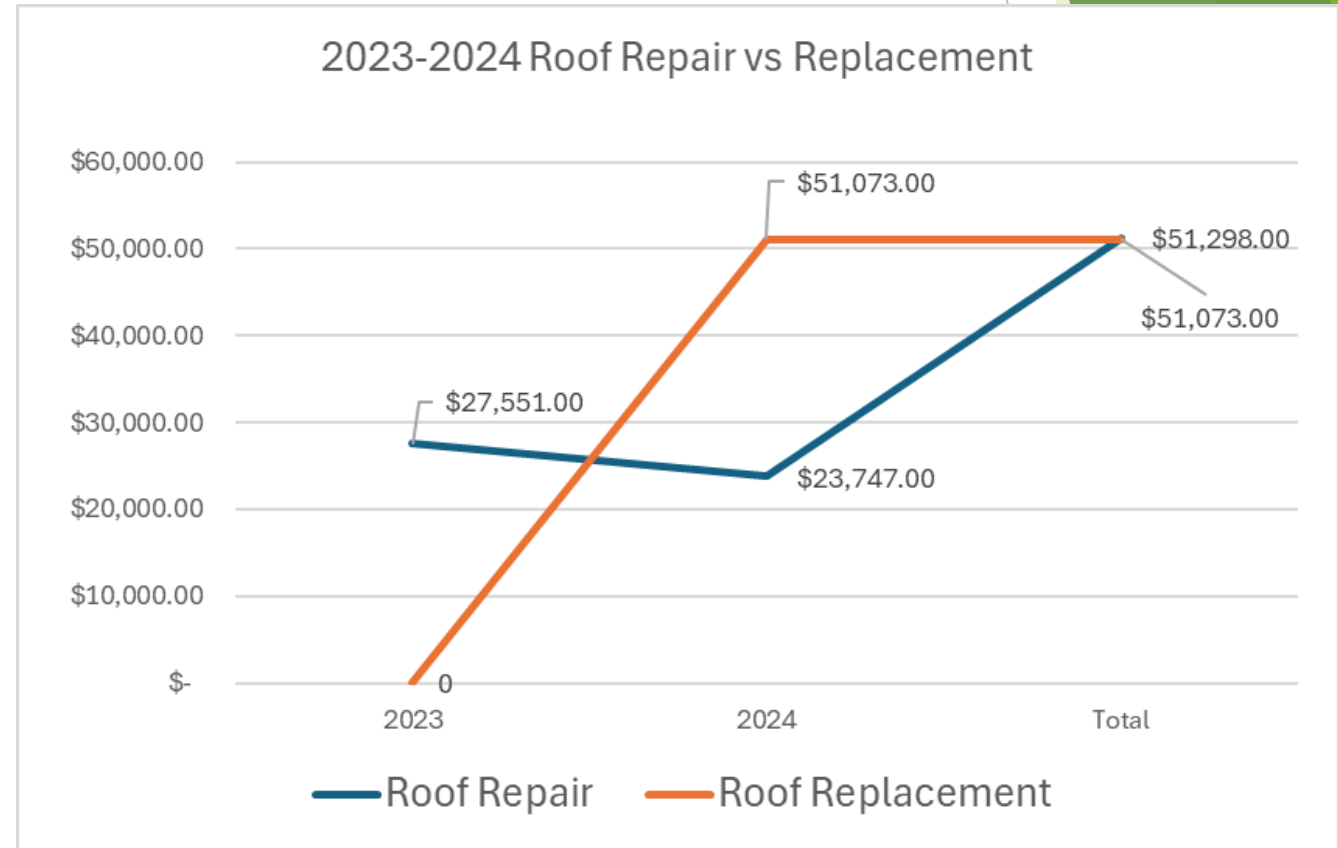
- ▶ Building 1 - units 1 - 2
- ▶ Building 2 - units 3 - 8
- ▶ Building 3 - units 9 - 16
- ▶ Building 4 - units 17 - 20
- ▶ Building 5 - units 21 - 26
- ▶ Building 6 - units 27 - 32
- ▶ Building 7 - units 33 - 37
- ▶ Building 8 - units 38 - 42
- ▶ Building 9 - units 43 - 46
- ▶ Building 10 - units 51 - 58
- ▶ Building 11 - units 59 - 68
- ▶ Building 12 - units 69 - 74
- ▶ Building 13 - units 75 - 78
- ▶ Building 14 - units 79 - 86



There are 82 Units (#47- 50 do not exist)

Roof Repair vs. Replacement Costs

- ▶ Roof leaks account for the highest unexpected repair costs encountered by the HOA every year – on average \$35K – which is approximately the cost of a new roof.
- ▶ The 13th month payment (~ \$23K) does not allow us to get ahead of the curve to prevent unexpected repair costs.



Capital Improvement - Phase 2 - Roof Replacement Budget

- Gross Assessment: \$145,000

- Project cost Budget:
 - Odom Roofing: \$ 116,100
 - 20-Year Warranty Extension: \$ 2,550
 - HVAC lift/lower & Electrical Work: \$ 5,200
 - GC & Contingency Fees: \$ 21,000

Any excess funds will be transferred to the Roof Reserve Account to fund future roof replacements.

Capital Improvement - Phase 2 - Roof Replacement Assessment Details & Schedule

- One-time payment is due on June 1, 2025.
 - If you need help, contact Lisa or Brian at Freeman and Barrett at (910)695-1400.

Description of Unit	Undivided Common Interest	# of Units	Total Assessment per Unit
Studio	0.74	12	\$1,073.00
1Bedroom	0.95	26	\$1,378.00
2 Bedroom	1.43	34	\$2,074.00
3 Bedroom	1.78	10	\$2,581.00

- Anticipate beginning project in early May and completing by mid June, weather dependent of course.
- Affected homeowners will be notified when the exact dates are known.

2025 Budget Review

2025 Operating Budget Assumptions

- ▶ Increased HOA dues by 5% in 2025 to keep up with inflation.
- ▶ Did not collect the 13th Month Roof Reserve payment in 2025 as we anticipated needing increased funding via a Capital Improvement Assessment.
- ▶ The most significant change to the operating expenses from 2024 was a 36% increase on the Master Insurance policy that renewed 3/1/2025.

- ▶ 2024-2025 premium \$24,163.00 total coverage \$8,323,500
2025-2026 premium \$32,200.00 total coverage \$9,849,996

The deductible remained \$10K however the coverage increased by \$1,526,496

- ▶ *“The age, frame construction with the roof age makes it almost impossible to get a better premium. You guys are very important, so I spent a ton of time shopping the policy. The deductible is already at 10k so raising that’s not really an option either. Westminster was an option until she saw all the rentals @ Pine Valley. Hopefully the market will settle down soon.” – Tyler Horney, Towne Insurance*

What the dues cover:

- ✓ Master Insurance Policy
- ✓ Groundskeeping
- ✓ Exterior Building Maintenance
- ✓ Trash Pickup
- ✓ Utilities
 - ✓ Moore County Water & Sewer
 - ✓ Spectrum Internet and Cable
- ✓ Termite Bond
- ✓ All other operating expenses necessary

Operating Budget

2024 Actuals (as of 12/31/24) and 2025 Budget

OPERATING INCOME	2024 Actual	2025 Budget
Association Dues Income	\$ 265,181	\$ 277,488
Convenience Fee	\$ 1,436	\$ -
Interest and Late Fees	\$ 1,360	\$ -
Laundry Income	\$ 3,040	\$ 2,500
Other Income	\$ 5,775	\$ -
Transfer Fee Income	\$ 2,100	\$ -
TOTAL INCOME	\$ 278,892	\$ 279,988
OPERATING EXPENSES		
Administrative		
Accounting Fees	\$ 6,900	\$ 7,250
Bank Charges	\$ 302	\$ -
Buildium Software Fees	\$ 3,066	\$ 3,150
Insurance	\$ 24,163	\$ 32,200
Legal and Professional Fees	\$ 706	\$ 1,000
Management Fees	\$ 28,500	\$ 28,500
Office Expense	\$ 352	\$ 500
Other Expense	\$ 4,330	\$ 400
Total for Administrative	\$ 68,319	\$ 73,000

Building		
Building Repair/Maintenance	\$ 30,636	\$ 25,000
Electrical & Plumbing	\$ 528	\$ 1,000
Laundry Maintenance	\$ 2,265	\$ 1,000
Pressure Washing	\$ -	\$ 3,000
Roof & Gutter Maintenance	\$ 3,700	\$ 4,800
Termite & Pest Control	\$ 4,156	\$ 5,000
Total for Building	\$ 41,284	\$ 39,800
Grounds		
Landscape Improvements	\$ 3,841	\$ 5,000
Landscaping Service Contract	\$ 32,500	\$ 30,000
Paving & Concrete Repair	\$ 1,294	\$ -
Trash Pickup	\$ 9,561	\$ 9,348
Tree Work	\$ 800	\$ 1,000
Total for Grounds	\$ 47,996	\$ 45,348
Taxes	\$ 1,238	\$ 800
Utilities		
Cable & Internet	\$ 60,158	\$ 60,156
Electricity	\$ 4,467	\$ 4,080
Water/Sewer	\$ 34,897	\$ 33,918
Total for Utilities	\$ 99,521	\$ 98,154
TOTAL OPERATING EXPENSES	\$ 258,359	\$ 257,102
NET OPERATING INCOME	\$ 20,533	\$ 22,886

Total Cash Assets as of 3/31/2025

- Total Cash Assets = \$103,297.85
Operating Account: \$57,927.90
Capital Account: \$26,517.50
Money Market: \$18,852.45

Looking Forward - Marty

2025 Plan of Record

- ▶ Close out Phase 2 drainage project and known erosion issues behind Building 11
- ▶ Capital Improvement - Phase 2, Roof Replacement
 - ▶ Replace 3 roofs and associated work in Q2 2025
- ▶ Capital Improvement - Phase 3 Roof Replacement
 - ▶ Identify the next group of roofs and funding requirements for 2026
- ▶ Update governing documents

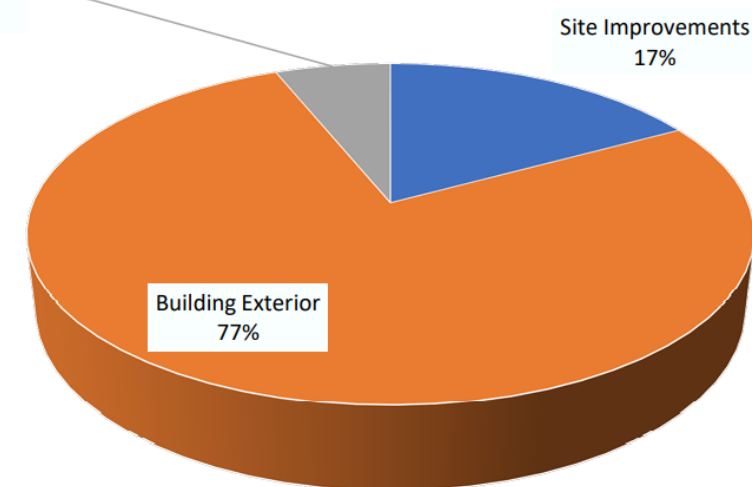
Reserve Study Outcome (presented in 2021)

PROJECT SUMMARY

Pine Valley Condominium Owners Association	
City/state location:	Pinehurst, NC
Date of inspection:	3/9/2020
Number of units:	82
Term of study (years):	20
Beginning Year of Term	2021
Estimated starting reserve account balance:	\$42,871
Current annual reserve contribution rate:	\$0
Assumed inflation rate:	3.00%
Assumed rate of return on invested funds:	1.50%
Total over term capital expenditure (un-inflated):	\$1,919,575
Total over term capital expenditure with inflation:	\$2,562,534
Recommended threshold reserve balance (Average annual capital expenditure):	\$128,127

Mechanical, Electrical,
Plumbing Systems
6%

Breakdown of Total Costs by Type



Capital Improvement Plan Implementation (presented in 2021)



Board Election

- ▶ Our Bylaws state that each Board of Director member seat lasts 1 year. There are five BOD seats.
 - ▶ 37 ballots/proxies were returned and logged.
 - ▶ There were no write in candidates, 100% of the voters accepted the slate as presented.
- ▶ The following Board members have been elected:
 - ▶ Guy Schroen
 - ▶ Toby Bakaysa
 - ▶ Peter Etters
 - ▶ Nicole Peterson
 - ▶ Marie Turgeon

New Business

- ▶ Golf Carts in Pine Valley
 - ▶ Golf carts are not allowed in Pine Valley.
 - ▶ A resident has raised the request to allow golf carts in Pine Valley.
 - ▶ The BOD has taken the request under consideration and is currently working to establish a comprehensive set of rules that:
 - ▶ Prioritizes safety
 - ▶ Maintains community aesthetic values
 - ▶ Provides fair access to all owners since we are a walls-in development
 - ▶ Determines owner financial responsibility and insurance requirements
 - ▶ Establishes a registration process

Questions

- ▶ The virtual floor is open.

Thank You

- ▶ If you'd like to serve in an advisory role to the Board or wish to head a committee, please contact any Board member.
- ▶ Be well, replace OLD hot water heaters, and make sure you have proper insurance coverage with an HO-6 policy!