



VILLAS OF DEER VALLEY HOMEOWNERS ASSOCIATION

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VDV HOA ANNUAL MEETING MINUTES APRIL 15, 2025

Bill Fischer – Vice President

Call to Order and Welcome

The 2025 Villas of Deer Valley HOA Annual Meeting was called to order in the Community Room of the Monclova Primary School. The Board Vice President welcomed 44 attendees representing 29 households to the HOA meeting. Bill Fischer thanked the Board members in attendance: John Eggert, Treasurer, and Jim Coyle, Vice President for their contributions to the Board; and Mark DeSilvio, Secretary, who was unable to be in attendance because of the death of his brother.

Bill then graciously thanked all of our HOA Committees, including the Architectural Control Committee (ACC), the Hospitality Committee, Social Committee, our Pond Chairman and Website manager for all their hard work.

Spring Clean-up

Bill shared with the members that the Spring Clean-up and mulching has been completed by All Green and that pruning of the front beds only will take place in early June. He said that if any member does **not** want their landscaping beds trimmed to notify him beforehand by email. All Green will be weeding the Common Areas and the Cul-de-sacs six (6) times once being notified.

John Eggert – Treasurer

Board Resignation and Thank you

Treasurer, John Eggert made the announcement that Mark DeSilvio will be resigning his position as Board Secretary effective at the end of June 30, 2025, and thanked him for his 4 years of service. John also thanked Andy Deutschman for being financially responsible for securing contracts with All Green and Land Art for 2025-2027. He welcomed new Vice President, Jim Coyle to the HOA Board, and made the announcement of Sandy Kerschbaum as our next HOA Secretary.

New Member Updates

There were three new members into the Villas of Deer Valley last year:

David and Terrie Anello	4034 Deer Run Ct.
Dan and Diane Kazmierczk	3935 Ravine Hollow Ct.
Mike and Cheryll Morey	4157 Deer Run Ct.

Condolences were offered to the families of Jerry Gossett, Diane Kazmierczk and Annetta Tucker on their recent passing.

Financial Reports for 2024 and Budget for 2025

<u>2024 Final Dec. 31, 2024</u>		<u>As of March 31, 2025</u>	
Checking:	\$14,305.77	Checking:	\$78,616.27
Money Market Savings:	\$10,585.74	MM Savings:	\$10,586.00
Certificate of Deposit:	\$30,000.00	CD:	\$32,000.00
Total:	\$54,891.51	Total:	\$121,202.27

- Credit was given to Jim Gabel for recommending the CD at 5% interest which is now currently earning 4% interest.
- During the Lucas County Tax re-evaluation, the HOA was informed that there would be a tax on the seven Common Grounds of \$1.00 each/half.

VDV HOA Vendor Contracts

A contract extension was signed with All Green, with the contract remaining the same until the Dec. 1, 2026-Nov. 30, 2027 period, when the contract increases 2%. Land Art signed a 3-year contract with a 1% increase yearly. Aqua Doc, New Century, and HOA Express (website) sign 1 year contracts renewed at the same cost.

Trees and Roads

Speaking in the absence of Secretary, Mark DeSilvio, the villa street trees were pruned by Monclova Twp. this spring. This was done in advance of the township's plan to resurface our roads this year. Fire hydrants are also to be refurbished.

Jim Coyle – Vice President

Snow Removal and Sidewalk Salting

The HOA agreement with All Green states that they will plow snow if the accumulation is 2" or more. There has been an inquiry by a VDV member regarding salting of the sidewalks. Safety salt or pure calcium chloride would be required to be used so as not to damage the sidewalks. Jim Coyle will be looking into this possibility. It is the responsibility/liability of the homeowners to keep their sidewalks clear in front of their villa. If you own a corner lot, you will need to keep the front *and* side clear. On common ground, it is the HOA's liability.

Pond #3 Aerators and Compressors

The aerator and compressors are not working full time. The Board has reviewed an Aqua Doc quote to repair this, but are looking for possible less expensive alternatives to repair or replace them this year.

HOA Committee Reports

Website Manager – Denny DeLucia took over last year from Jeff Schwartz, and has updated the website and the HOA Directory for 2025 which was handed out tonight

Pond Management – Tim Forrester mentioned that the ponds were low in 2024 due to the heat and lack of rainfall. He hopes that this year with the rainfall increase, the ponds and algae problem will be less. Aqua Doc services all the ponds bi-weekly. Tim noted that Pond #3 requires either replacement of the aerator, otherwise, we will need to repair the aerator with two ½ HP compressors.

Architectural Control Committee – The ACC Report was prepared by Jim Schnabel and reported at the meeting by John Eggert. The ACC approved the addition of a retractable awning and a porch that was being made into a 3-season room. John explained the common grounds rule around the villas and the difficulty it poses to add on to an existing building. He also mentioned the requirements for replacing roofs, and what was required for villas sharing a roof. Window replacement can only be done with what you have in place currently. (see attached report)

Social Committee Chairman – Kathy Gabel gave a “heads up” on the outings planned for 2025, and what a wonderful opportunity these are to meet your neighbors. She thanked Betty DeSilvio and Lowrie Gilmore for their help and work on the Social Committee.

Q. What is the status of the lien?

A. The question focused on the lien placed by the HOA Board on one of our VDV residents for failure to pay dues on a consistent basis over a lengthy period of time. The question was answered by Vice President Bill Fischer, a retired attorney who is the Board liaison to our VDV HOA attorney on this matter. He reports that the attorney recommends a lawsuit to foreclose on this matter and the HOA Board agreed to proceed with this recommendation at the April 9, 2025 Board meeting. Outstanding dues, penalties, and all attorney and legal fees will be sought.

Adjournment

Following the conclusion of the business meeting and questions from the members, the 2025 VDV HOA Annual Meeting was adjourned.

Respectfully Submitted,

Mark DeSilvio, Secretary on behalf of the VDV HOA Board of Trustees
(minutes taken at the meeting by Sandy Kerschbaum)

