



VILLAS OF DEER VALLEY HOMEOWNERS ASSOCIATION

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THE VDV HOA BOARD MINUTES July 22, 2025

The Villas of Deer Valley HOA Board of Trustees quarterly meeting was called to order on Tuesday, July 22, 2025 at 2:35 P.M. at the villa of Tom Brainard, Treasurer.

PRESENT: Bill Fischer, Vice President
Tom Brainard, Treasurer

Jim Coyle, Vice President
Sandy Kerschbaum – Secretary

Treasurer's Report

Tom Brainard, Treasurer presented an update on 2025 financials and these were reviewed by the Board. Tom contacted those residents who have not paid their July 1st dues and if not paid by July 31st they would incur a \$100 per month late penalty until paid in full. A memorial donation for John Eggert, our past board treasurer in the amount of \$75 to Holy Trinity Lutheran Church was given.

Tom indicated the intent to liquidate the Premier Bank CD (now known as the WesBanco Bank) earning 4% maturing in October 2025 to a Vanguard Fed Money Market (VMFXX) currently earning 4.23%.

Bank balances at the end of the 2nd quarter are as follows:

- Checking account \$63,138.99
- Savings account \$10,586.27
- CD \$32,000 currently earning 4% interest

Cash flows at the end of the 2nd quarter as follows:

- Income \$46,710.00 from dues (\$11,610 for 3rd quarter dues)
- Expenses of \$85,643.20 (\$75,837.24 for All Green services). The remainder was for Aqua Doc pond treatments, Toledo Edison and tree trimming.

VDV – John Eggert is listed as the Registered Agent for our Ohio HOA Corporation. This needs to be updated and Tom offered to make the change and assume the role as new Registered Agent. Bill Fischer assured all annual documents required of a corporation in Ohio are in order.

Following review and discussion of the 2nd quarter revenue and expenses, the financial report was approved by the Board.

Vice President Report – Bill Fischer

Weis Lien/Foreclosure was filed on 7/14/2025.

Resident Sprinkler Heads

Keith from All Green has informed the board if there are damages to residents sprinkler heads, you must first contact Keith and notify him you have a damaged sprinkler head *before* removing it and/or repairing it. Keith requested to see the damage first so he can determine if it is the fault of his mower/edger. If Keith determines it was caused by his workers, he will cover expenses to have it repaired.

Board Member Positions

The Board members wholeheartedly agreed with Jim Coyle as President, Bill Fischer as Vice President, Tom Brainard as Treasurer and Sandy Kerschbaum as Secretary.

The Board will also begin the search for an individual to accept Bill Fischer's position as Vice President at the end of his term ending December 2025.

Road Resurfacing and Concrete Curb Work

Jim Coyle has been actively watching over as the work progresses. He feels the excavation crew is overall doing a good job, but advises homeowners to protect their sprinkler heads. Please contact Jim Coyle with any questions and/or concerns.

Pond #3 Aerators and Compressors

Jim Coyle informed the Board that the Pond #3 North East fountain compressor work has been completed and working perfectly.

Board Member Responsibilities

Jim Coyle, President – All Green including grass cutting, mulching, pruning of front beds and Spring Clean-Up, Fall Clean-Up and Snow Removal.

Bill Fischer, Vice President - Common Area Weeding. All Green provides free-of-charge weeding of our common areas six (6) times a year when we request it. Bill Fischer will contact Keith at All Green to schedule these six weeding visits i.e. May, June, July, August, September and October.

Tom Brainard, Treasurer – Land Art (fertilize application, grub control, fungus control)

Sandy Kerschbaum, Secretary – Border Trees and Street Trees (New Century)

Pond Maintenance

Tim Forrester – oversees the health of our ponds (Aqua Doc)

Adjournment

The VDV HOA Board of Trustees meeting was adjourned by Tom Bainard, Treasurer at 3:37 P.M

Respectfully submitted,

Sandy Kerschbaum
HOA Secretary