

Valleybrook Windbrook Homeowners' Association Annual Meeting
Sunday, June 11, 2023 – 2:00 to 4:00
Valleybrook Golf and Country Club

Agenda

- 1:30 PM - Registration, Mingle, Meet, and Greet
- 2:00 PM – Meeting Called to Order
 - Welcome – Greg Taylor, President
 - Community Success Stories – Christine Atchley, Secretary
 - Neighborhood & HOA Review – Greg Taylor
 - Neighborhood Improvements – Art Stavrum
 - HOA Website – Tim Hill
 - Financial Report – Millie Nethery, Treasurer
 - Community Events – Tori Rogers & Corey Whitaker
 - Golf Course Update
- Questions – Open Discussion

The meeting was called to order at 2:05 pm.

- Welcome to the 2023 Annual Meeting.
- Board members were introduced.
- Attendees were asked to hold all questions till the Q&A session.

Community Success Stories – Christine Atchley

- Good Neighbors
 - Two Board members were mowing a neighbor's yard.
 - Neighbor taking soup to another neighbor.
 - Volunteer work in Windbrook- Entrance sign
 - Mr. Price mowed the Czarnecki's yard.
 - Quarterly Newsletter

HOA Review – Greg Taylor

- HOA
 - Volunteer Board
 - Family & personal obligations
 - Requires several hours per month.
 - The Board meets each month.
 - Representing all homeowners in the community,**not** just members.
 - Original covenants were established in 1962.
 - The current HOA was established in 1987.
 - The covenant restrictions serve to protect the value of our homes and neighborhood.
 - Average sale price for the past 18 months = \$427,235.29
 - Most recent price per square foot = \$198.00& \$525k
 - Waiting List to buy homes in Valleybrook.
 - The change in ownership at the golf course should cause homes to increase another 20% - 30% over the next 24 months to an average sale price of \$555k and around \$257 per square foot.
 - Protecting the value of our homes and neighborhood is essential.

- Most covenant violations are for trailers and boats parked in and around a residence, but other violations are reported.
- Board serves as the conduit for homeowners to report suspected violations.
- Neighbors report suspected violations. The Board verifies and then records the violations in a log.
- The Board discusses each violation and decides on the next steps.
- The Board then sends a letter to the homeowner noting the violation, the covenant restriction, and a proposed resolution.
 - All letters are sent out on Valleybrook Windbrook letterhead from the Valleybrook Windbrook Homeowners Association Board.
 - Letters are sent by USPS regular mail first, and if there is no compliance by the required date, the second letter is sent by Certified Mail; we never leave a note in the mailbox, front porch, or door.
- From 2020 to June 2022 – The HOA sent **51 letters** to neighbors regarding potential covenant violations.
- From June 2022 to this week – The HOA has sent **11 letters** to neighbors regarding covenant violations. So there has been a decrease in violations reported over the past year.

Neighborhood & HOA Review – Greg Taylor

- We merged the Windbrook Association with the Valleybrook HOA, eliminating confusion with multiple associations and due structure.
- Tuscany Place is included in the VB WB HOA.
- The Board is Involved with Chattanooga Community Services and 311.
- The Board monitors and, when necessary, attends meetings regarding zoning Issues surrounding our neighborhood.
- The Board works closely with local elected officials.
 - Ken Smith – City & County
 - Greg Martin – State of Tennessee

Neighborhood Improvements – Art Stavrum

- The streetlights have been reviewed with EPB and will be upgraded to a higher brightness level. Working with the City of Chattanooga and EPB is a slow process, but it is on track for completion.
 - Improved lighting increases safety in our neighborhood.
 - There are plans to evaluate and refurbish the old gas lights throughout the neighborhood.
- An irrigation system was installed in May to allow landscaping for the entrance sign at Masters Rd. Discussions will occur with the new owners, Urban Story Ventures, regarding possible landscaping for the Clubhouse Sign.

HOA Website – <https://www.vbwb-hoa.net>

Neighbor Tim Hill has created the new HOA website. It provides the ability to pay dues and has all the events and news of the community. The 2022 Valleybrook WindbrookNeighborhood directory is available online to all HOA members. There will be advertising opportunities.

Finance Report – Millie Nethery

- Financial Report was given. Details are available for HOA members by request to vb.wb.hoa@gmail.com.

Community Events - Tori Rogers and Corey Whitaker

- July 4th Block Party
 - Location Valleybrook Lncul de sac, Saturday, July 1, 2023. More details will be announced soon and available on the website and Facebook page.
- Fall Event – Pending currently because of the uncertainty of the clubhouse renovations.
- Suggestions for additional Events were requested and are welcomed.

Golf Course Update

The HOA has been involved with the process of selling the golf course for the past year. We are fortunate that Urban Dome LLC, which consists of Priscilla Mitts Dietrich and Byron Mitts, and Urban Story Ventures, purchased the course on May 4. USV is the developer for the \$800 million project, The Bend. These two entities have partnered on other real estate purchases, such as

- James Building
- Uptain Building
- 1111 W. Main

The future is bright for the Valleybrook Golf Course

Open Discussion – Q&A

The following suggestions and comments were made and discussed. If possible, the HOA will review and proceed as feasible.

- Too many speeders in the neighborhood – Review the possibility of the City posting “Children at Play” or cameras.
- It was pointed out that most people ignore the stop sign at Valleybrook Road and Masters Road.
- The need for speed bumps was discussed. It is a complex process to provide adequate justification for the City to install. Mike Kirk at 129 Valleybrook Road at the Golf course entrance worked diligently to show the need but was unsuccessful based on the City’s requirements.

- It was suggested that a HOA subcommittee be established as a liaison with the new golf course owners. Potential members Craig Allen and Greg Taylor – two additional members will be considered.
- Traffic Circle/Roundabouts may be an area for beautification/landscaping.
- Visibility is an issue at Valleybrook Road and Valleybrook Circle due to overgrown weeds and bushes. – **311 was notified on Sunday.**
- Additional street lighting is needed at 101 Valleybrook Circle. **This will be reviewed with EPB/City of Chattanooga.**
- Stop signs leaving Windbrook at Tuscany, Hogan, Nicklaus, and Innisbrook.
- A proposal was made to allow neighbors to sell items on the VB WB FB and HOA websites. The Board will review this.
- There is still a problem of young people under 16 driving golf carts.
- Walking on the golf cart paths at **any time** is a safety issue. The golf course is private property, plus from dawn to dusk, there is the danger of being struck by a golf ball.
- The lack of handicapped parking at the clubhouse is an issue. – Undoubtedly, with the renovations planned by USV, that will be rectified.

The meeting was Adjourned at 3:30 pm.