

**Rolling Valley Section 8-D
HOA Quarterly Board Meeting
Tuesday, 8 April 2025**

Minutes

Location: Dennis Kurre's home

Board Officers Present

Tom Blume – President
Dennis Kurre -- Vice President
Ruth Ann Hoel – Treasurer
Jonathan Clough – Secretary

Board Members Present

Lisa Nelson
Sylvia Nutbrown
Gabi Kreuscher

Call to Order: Tom Blume called the meeting to order at 7:04 PM.

Treasurer's Report: Ruth Ann Hoel presented the 1st quarter CY25 Financial Statement, which reflected total annual income of \$6,288.57 and total expenses of \$6,843.45, leaving a balance of \$3,631.85. She informed the Board that all 2025 dues had been collected, but only after considerable leg work and homeowner visits by Board Members. She also noted increases in insurance dues, P.O. Box fees, and grass cutting charges for 2025 relative to what we'd originally budgeted:

	Budget	Actual	Increase
Insurance	\$1,939	\$1,974	1.8%
P.O. Box	\$236	\$248	5.1%
Grass	\$985	\$1,035	5.1%

Old Business:

- **Cub Scouts Donation:** Tom Blume presented the HOA donation of \$200 at the 21 February Blue and Gold banquet.
- **Dues Collection:** Complete by 31 March 2025 as planned, but only after considerable follow-up required for multiple delinquent homeowners.
- **Board Officer Duties:** Tom Blume reminded the Board members to document step-by-step instructions for performing their duties. Jonathan Clough had open items for website maintenance and PayPal account procedures.

New Business:

- **2026 Dues:** In light of the failure of the last several years' worth of efforts to incentivize on-time dues payments via early payment discounts and late fees, the Board discussed reverting to a flat annual fee. After some discussion, the Board agreed to set a flat rate for 2026 of \$35, with a 1 March deadline and no late fees. Delinquent accounts after the deadline will be turned over to a collection agency.
- **New Treasurer:** Tom Blume noted that Ruth Ann Hoel, our long-serving Treasurer, will be moving out of the HOA later this year, which means the Board must identify a replacement for 2026. Lisa Nelson mentioned that she might be interested and would connect with Ruth Ann to discuss the workload and time commitment.
(**Action Item**)
- **Annual Meeting:** Tom proposed that we host this year's annual membership meeting at the Pohick Library, which the Board agreed to.

The meeting adjourned at 8:09 pm. The next Board meeting was scheduled for **July 15th, 2025.**

:

Action Items for the Board:

- Identify / recruit a new Treasurer
- Create lists of Board Officer duties and step-by-step instructions for their performance:
 - Website maintenance & updates (**Jonathan Clough**)
 - Printing address labels for annual assessment notices (**Jonathan Clough**)
 - PayPal account maintenance and website PayPal button updates (**Jonathan Clough**)
- Reserve the Pohick Library for the Annual Membership Meeting (**Tom Blume**)