

VIA VERDE ESTATES
HOA Annual Membership Meeting Minutes
Saturday, July 13, 2024

President Gary Knight called the meeting to order at 10:06 a.m. Seven board members were present: Gary Knight (President), Bill "Spunk" Root (Vice President and Architecture), Linda Hanson (Secretary), Hanan Bowman (Treasurer), Betty Biggs (Clubhouse Reservations), Jeff Jackson (Safety and Security), and Gene Miller (Landscaping). Office Manager Heather DeVine was unable to attend. Fourteen homeowners were present. President Gary Knight welcomed all in attendance and then led the Pledge of Allegiance.

Gary announced that there was an executive meeting on July 5, 2024 to address community issues.

Approval of V.V.E. HOA Semi-Annual Membership Meeting Minutes of January 2024. Linda made a motion to accept the January 13, 2024 minutes of the HOA Semi-Annual Membership Meeting as published with the February 2024 newsletter. Motion was seconded and approved by voice.

Office Manager Report: Linda reported for Heather. All residents are paid through June. The home at 1839 Palo Glen is for sale and is in escrow.

Treasurer's Report – Hanan Bowman:

Water Report: Water usage for May 2023	78,000 gallons
Water usage for May 2024	<u>164,000 gallons</u>
Year 2024 increase	86,000 gallons

The Operating Income vs. Expenses report for January - June 2024:

Total Income:	\$ 116,233.65
Total Expenses:	<u>\$ -83,140.80</u>
Net Income /Loss:	\$ 33,092.85

Total Operating Fund as of June 30, 2024: \$30,524.47

Total Reserve Fund as of June 30, 2024: \$313,400.03

General	\$220,770.99
Street	\$ 87,981.04
Trees	\$ 3,139.00
Irrigation	\$ 1,509.00

Committee Reports

Finance Committee Report – Hanan Bowman: The new treasurer will be meeting with the Finance Committee to start putting the 2025 budget together.

Landscaping Report – Gene Miller:

- There is a main water leak behind 1808 Nova Glen. On Tuesday the landscaping company will work to find the leak.
- A very large stump in common ground which is causing damage to 1802 Lynx Glen needs to be removed. Gene made a motion to have it removed at a cost of \$500.00. Motion was seconded and approved by voice.

- The one-time a week visit for gophers was only through May. Weekly visits for gopher control will be reinstated.
- Squirrels are encroaching properties at the south end of Palo Glen. Gene will check with our landscaping company to see what they can do and at what cost.

Architecture: Spunk – There were three requests this month:

- Lot 93 – Put in new plants.
- Lot 64 – Replace dry rot and gutter on garage. Change out four windows.
- Lot 62 – Put a deck in front next to the carport.

Safety & Security – Jeff Jackson:

- The Board decided that it would not be practical to put a lock on the front water spigot since it has only been misused two times at this point. If you notice a person parked in front of the clubhouse, using our water to wash their vehicle, please take a picture(s) if possible.
- We were all reminded again to just say “no” to solicitors.
- There is still a need for volunteers for Nutmeg and Clubhouse Monitor. The sign-up sheet was passed around.

Clubhouse Reservations – Betty Biggs: -- There are three reservations for July: 20th, 21st, and 27th.

Unfinished Business

The streets will be resealed Wednesday through Friday, August 21 -23, 2024. Residents will receive notice from Hogue with details as the time draws nearer.

New Business

There was no new business.

Open Forum

- Louie Mayeux thanked Fil Martinez for helping him with smoke bombs to get rid of gophers.
- A question was raised about the widening of Nutmeg Road due to the new homes in the Country Club area. We have heard nothing about more widening of the street. The only new thing we have been informed of is a new handicap ramp to the sidewalk at the corner of El Norte Parkway and Nutmeg Street.
- A homeless person was noticed camped on Nutmeg Street. With the new law concerning the homeless camping on public streets, we will wait and see what the city will do.

Swearing in of new Board members

Voting was by acclamation this year for the third time. (Voting by acclamation cannot be done more than three years in a row.) Parliamentarian Shirley Martinez swore in the following four people to serve on the Board for the upcoming two-year term: Debra Anderson, Betty Biggs, Beverly Mayeux, and Bill “Spunk” Root.

Thanks was given to Hanan Bowman and Gary Knight for their years of service on the Board.

The next agenda meeting will be held on Friday, August 2, 2024 at 10:00 a.m., and the HOA Board Meeting will be held on Thursday, August 8, 2024 at 10:00 a.m.

Meeting adjourned at 10:40 a.m.

Respectfully submitted,

Linda Hanson

Secretary, Via Verde Estates