

**VIA VERDE ESTATES**  
**HOA Board Meeting Minutes**  
**Thursday, August 8, 2024**

President Debra Anderson called the meeting to order at 10:06 a.m. Seven Board members were present: Debra Anderson (President), Bill "Spunk" Root (Vice President and Architecture), Linda Hanson (Secretary), Beverly Mayeux (Treasurer), Betty Biggs (Clubhouse Reservations), Jeff Jackson (Safety and Security), and Gene Miller (Landscaping). Office Manager Heather DeVine and eight homeowners were also present. President Debra Anderson welcomed all in attendance and then led the Pledge of Allegiance.

**Approval of V.V.E. HOA Board Meeting Minutes of June 7, 2024.** Linda made a motion to accept the June 7, 2024 minutes of the HOA Board Meeting as published with the July 2024 news. Motion was seconded and approved by voice.

**Office Manager Report – Heather:** All dues are paid. There are no homes for sale.

**Treasurer's Report – Beverly Mayeux:**

Water Report: Water usage for June 2023	102,000 gallons
Water usage for June 2024	<u>147,000 gallons</u>
Year 2024 increase	45,000 gallons

The Operating Income vs. Expenses report for July 2024:

Total Income:	\$ 19,684.88
Total Expenses:	<u>\$ -16,596.58</u>
Net <b>Income</b> /Loss:	\$ 3,088.30

Total Operating Fund as of July 31, 2024: \$26,844.96

Total Reserve Fund as of July 31, 2024: \$317,102.91

General	\$223,027.87
Street	\$ 89,071.04
Trees	\$ 3,357.00
Irrigation	\$ 1,647.00

**Committee Reports**

**Finance Committee Report – Beverly Mayeux:** The Finance Committee will be getting together the next two months to work on the 2025 budget.

**Landscaping Report – Gene Miller:**

- The water leak behind 1808 Nova Glen has been repaired.
- Debra and Gene did a walk-through with Chad (owner of our landscaping company) to be sure that all sprinklers are working correctly.
- Plans are to replant the ice plant where needed in the fall when it cools down.

**Architecture: Spunk** – There were four requests this month:

- Lot 10 – Plant succulents along wrought iron fence.
- Lot 45 – Put in new overhead garage door.
- Lot 17 – Install solar.
- Lot 93 – Install gate on north side of house.

**Safety & Security – Jeff Jackson:**

- A homeless person was allowed in by a resident to use the restroom at the clubhouse. Do not do that in the future; it could just encourage more homeless people to come and use our facilities.

**Clubhouse Reservations – Betty Biggs:** -- There are no reservations.

**Unfinished Business**

- The streets will be resealed Wednesday through Friday, August 21 -23, 2024. Residents will receive notice from Hogue with details a week before the work is done.
- The water leak behind 1808 Nova Glen has been repaired.

**New Business**

There was no new business.

**Open Forum**

- The table storage room is a chaos. The issue is being addressed.
- Exposed water lines will be corrected.
- The problem with gophers and squirrels was shared. The homeowner is responsible if the problem is on their personal property. Smoke bombs seem to work well with gophers.
- Clarification concerning common property will be forthcoming.
- Reconciliation reports are done monthly. The system we use is Quick Books.
- The work on Nutmeg is for ADA compliance of sidewalks.
- Details of the street resealing were shared.

The next agenda meeting will be held on Friday, Sept. 6, 2024 at 10:00 a.m., and the HOA Board Meeting will be held on Thursday, Sept. 12, 2024 at 10:00 a.m.

Meeting adjourned at 10:51 a.m.

Respectfully submitted,

Linda Hanson

Secretary, Via Verde Estates