

VIA VERDE ESTATES
HOA Semi-Annual Membership Meeting Minutes
Saturday, January 11, 2025

President Debra Anderson called the meeting to order at 10:02 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), Gene Miller (Landscaping), and Jeff Jackson (Safety and Security). Office Manager Aurora Morse and 13 homeowners were also present. President Debra Anderson led the Pledge of Allegiance then welcomed all in attendance. Our condolences were given to Kim Davis whose husband, David, passed away three days ago.

Executive Session Summary

The Board met in Executive Session January 3, 2025 and took the following actions:

- Reviewed contract with Office Manager; no changes were made.
- A disciplinary hearing was held for repeated violation of leashed pet rule which resulted in a \$50 fine against homeowner for repeat violations.
- A second warning letter was issued for violation of overnight parking of restricted vehicle.

During the months of December and January, eight resident complaints were addressed and the following actions were taken. V.V.E. DORs and/or R&Rs violations included

- 3 dog not on leash that resulted in warnings and hearing/fine issued
- 1 dog defecating on private property resulted in a warning
- 4 parking violations that resulted in warnings

Approval of V.V.E. HOA Annual Membership Meeting Minutes of July 13, 2024. Linda made a motion to accept the July 13, 2024 minutes of the HOA Annual Membership Meeting as published with the August 2024 news. Motion was seconded and approved by voice.

Office Manager Report – Aurora Morse: All residents are paid up through December. Four homes are for sale: 1810 Nova Glen, 1819 Nova Glen, 1109 Hilo Glen, and 1812 Lynx Glen.

Treasurer's Report – Beverly Mayeux:

Water Report: Water usage for Nov. 2023	200,000 gallons
Water usage for Nov. 2024	<u>133,000 gallons</u>
Year 2024 decrease	67,000 gallons

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

Total Income:	\$ 232,262.51
Total Expenses:	<u>\$ -179,341.49</u>
Net Income /Loss:	\$ 52,921.02

Total Operating Fund as of December 31, 2024: \$17,381.23

Total Reserve Fund as of December 31, 2024: \$315,897.89

General	\$234,079.34
Street	\$ 75,034.55
Trees	\$ 4,447.00
Irrigation	\$ 2,337.00

Committee Reports

Finance Report – Beverly Mayeux: The Finance Committee will be meeting January 23rd to go over the results of the reserve study.

Landscaping Report – Gene Miller: Six gopher mounds were treated on Dec. 27th.

Architecture – Spunk Root: There were three requests this month:

- Lot 32: A tree is being removed because the roots are growing under the driveway.
- Lot 42: Install a vent in the garage roof.
- Lot 54: Repaint house.

Safety & Security – Jeff Jackson: Due to the challenges of a few times homeless people have “camped out” on our property on Nutmeg, we contacted the Escondido Police Department. They have given us a report with suggestions. One major suggestion was removing all the ice plant on Nutmeg and replacing with rocks which would not be comfortable to sit/lie on. That would also reduce our water usage. Jeff asked those who would be interested to be on the committee to please meet with him after the meeting today. A matching grant is also available up to \$7000.00.

Clubhouse Reservations – Betty Biggs: There are no reservations at this time.

Unfinished Business: There is none at this time.

New Business: There is none at this time.

Open Forum

- It was confirmed that homeless people have not been seen inside V.V.E., but only on the outside next to Nutmeg.
- An entry security gate would not be feasible. Besides the original cost and problem of placement, maintenance could be very expensive.
- West Coast Pizza will be opening up soon across the street where Killer Pizza used to be.
- Emergency plans will be updated and passed out to all.
- The Board will be considering a get-together for all. A suggestion was made for a Super Bowl Party.
- Any changes to the DORs and Bylaws require a vote from all residents unless the change is only due to new laws – for example, changing the name of a bill with a new number. Any changes in the R&Rs only require Board approval.
- Complaint forms are given to all Board members. All decisions are made by the Board. If a letter is written and has only one Board member signature, it still has been approved by all Board members.
- Our R&Rs state that parking RV/trailers on a street is allowed for up to 48 hours for loading or unloading. It is OK to use a resident's driveway if they have room; it doesn't have to be on the street. Again though, even in a driveway, it is only allowed for up to 48 hours for loading or unloading.
- Erick Wilson is still our current webmaster for our V.V.E. website and will be until his home sells and he moves.

The next agenda meeting will be held on Friday, February 7, 2025 at 10:00 a.m., and the HOA Board Meeting will be held on Thursday, February 13, 2025 at 10:00 a.m.

Meeting adjourned at 10:51 a.m.
Respectfully submitted,
Linda Hanson
Secretary, Via Verde Estates