

VIA VERDE ESTATES
HOA Board Meeting Minutes
Thursday, February 13, 2025

President Debra Anderson called the meeting to order at 10:02 a.m. Six board members were present: Debra Anderson (President), Bill "Spunk" Root (Vice President and Architecture), Linda Hanson (Secretary), Beverly Mayeux (Treasurer), Betty Biggs (Clubhouse Reservations), and Gene Miller (Landscaping). Jeff Jackson (Safety and Security) was absent. Office Manager Aurora Morse and nine 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 December 12, 2024. Linda made a motion to accept the Dec. 12, 2024 minutes of the HOA Board Meeting as published with the January 2025 news. Motion was seconded and approved by voice.

Approval of V.V.E. HOA Semi-Annual Membership Meeting Minutes of January 11, 2025. Linda made a motion to accept the Jan. 11, 2025 minutes of the HOA Semi-Annual Membership Meeting as published with the February 2025 news. Motion was seconded and approved by voice.

Office Manager Report – Aurora: All monthly dues are paid up through January. One fine is past due. There are four homes for sale: 1819 Nova Glen, 1109 Hilo Glen, 1812 Lynx Glen, and 1814 Lynx Glen. The home at 1810 Nova Glen is in escrow.

Treasurer's Report – Beverly Mayeux:

Water Report: Water usage for Dec. 2023	119,000 gallons
Water usage for Dec. 2024	<u>133,000 gallons</u>
Year 2024 increase	14,000 gallons

The Operating Income vs. Expenses report as of January 31, 2025:

Total Income:	\$ 20,453.17
Total Expenses:	<u>\$ -22,738.25</u>
Net Income/Loss:	\$ -2,285.08

Total Operating Fund as of January 31, 2025: \$23,2164.94

Total Reserve Fund as of January 31, 2025: \$319,868.81

General	\$236,440.01
Street	\$ 76,178.55
Trees	\$ 4,675.75
Irrigation	\$ 2,574.50

Committee Reports

Finance Report – Beverly Mayeux: The Finance Committee will be meeting February 20th to go over the results of the reserve study.

Landscaping Report – Gene Miller

Because of new State regulation, Lloyd's Pest Control is setting traps for the gophers instead of bait. Hopefully this law will be rescinded so that they can go back to using bait.

Gene will check around to see what the cost would be to have a company control rats/mice and squirrels.

Eco Gardeners is our new landscaping company; they purchased the account from Western Landscaping. Eco Gardeners will be using the same crew as the previous company. The new owner's name is Tiger.

Architecture – Spunk Root: There was one request this month: Lot 93: Replace windows.

Safety & Security – Jeff Jackson: In Jeff's absence, Debra shared that the team did meet. Another meeting is scheduled for February 20th. They will be focusing on signage and the City of Escondido permit requirements. We can do anything to the landscaping on Nutmeg as we wish, however, the city would like to see a plan if any major changes are made.

Clubhouse Reservations – Betty Biggs: There was a reservation on Feb. 1st. Another reservation is made for March 15th.

Unfinished Business: There was no unfinished business.

New Business:

- The annual checking of our three backflow valves showed that one needs repair with an estimated cost of \$195 - \$625. Since the cost might go over \$500, Board approval is needed. Because an answer was required by Tuesday, Feb. 11th, during our agenda meeting last week, the Board approved the repair.
- Our Quickbooks consultant has retired. After research, the Board agreed to have Anita Katje as our new Quickbooks consultant. She will be here on Feb. 25th. At a cost of \$45 per hour, she will train and monitor quarterly to be sure all is done correctly.

Open Forum

Concerning our emergency evacuation plan, the city would like to send a person out to speak to us about it.

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

Meeting adjourned at 11:01 a.m.

Respectfully submitted,

Linda Hanson

Secretary, Via Verde Estates