

VIA VERDE ESTATES
HOA Board Meeting Minutes
Thursday, March 13, 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 thirteen homeowners were also present. President Debra Anderson welcomed all in attendance and then led the Pledge of Allegiance.

Executive Session Summary

The Board met in Executive Session on March 7, 2025. A letter of complaint and a letter of inquiry were received. Both were responded to with letters from the Board.

Approval of V.V.E. HOA Board Meeting Minutes of February 13, 2025. Linda made a motion to accept the Feb. 13, 2025 minutes of the HOA Board Meeting as published with the March 2025 news. Motion was seconded and approved by voice.

Office Manager Report – Aurora: All monthly dues are paid up through February. One fine is past due. Escrow has closed on the home at 1810 Nova Glen. There are three homes in escrow: 1014 Yuma Glen, 1837 Nova Glen, and 1819 Nova Glen. There are three homes for sale: 1109 Hilo Glen, 1812 Lynx Glen, and 1814 Lynx Glen.

Treasurer's Report – Beverly Mayeux:

Water Report: Water usage for Jan. 2025	1,000 gallons
Water usage for Feb. 2025	<u>136,000 gallons</u>
Year 2025 increase	135,000 gallons

The Operating Income vs. Expenses report as of February 28, 2025:

Total Income:	\$ 20,313.58
Total Expenses:	<u>\$ -14,863.90</u>
Net Income /Loss:	\$ 5,449.68

Total Operating Fund as of February 28, 2025: \$23,218.10

Total Reserve Fund as of January 31, 2025: \$317,335.14

General	\$233,440.09
Street	\$ 76,178.55
Trees	\$ 4,904.50
Irrigation	\$ 2,812.00

Books are closed for 2024. This is the final report for the year 2024.

Total Income:	\$235,808.01
Total Expenses:	<u>-186,843.81</u>
Net Operating Income:	48,964.20

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Reserve Deposit:	<u>-43,526.00</u>
Cash Flow:	\$5,438.20

The cash flow from 2024 remains in the bank account for 2025.

Committee Reports

Finance Report – Beverly Mayeux: The finance committee met in February and went over the reserve report.

Landscaping Report – Gene Miller

Twelve gopher mounds have been treated.

Architecture – Spunk Root: There was one request this month: Lot 49: Install a walkway with pavers.

Safety & Security – Jeff Jackson: Five signs have been purchased to put in our property along Nutmeg. Fil Martinez and Louis Mayeux will put them in. The next step for the committee will be to consider cutting down certain plants so that it is not easy to "hide" behind them.

Clubhouse Reservations – Betty Biggs: There are reservations for March 15th and March 22nd.

Unfinished Business:

- Backflow Repair has been completed at a total cost of less than \$500.00.
- Quickbooks consultant: We have had fabulous results working with Anita Katje as our new consultant. Things are all cleared up and ready to prepare for the tax man.
- Pool railing modification update: It will be cost prohibitive to put in a second rail. Debra will inform the person who had asked about that possibility.

New Business:

- We have found a pest control company who will also trap squirrels. Jeff made a motion that we adopt Corky's Pest Control as our new pest control company to address both gophers and ground squirrels. Motion was seconded and approved by voice.
- Rick Grimsley is our new webmaster.
- There will be three open positions for the Board in this coming July's election. The Nomination Procedure forms were passed out last week. Nomination deadline is May 3rd. Shirley Martinez has accepted the appointment to be the Inspector of Elections. She will have two others to help her count the ballots.

Open Forum

Squirrels are tunneling under Seco Glen and causing a water flow under the street. With the contract with Corky's Pest Control, hopefully the problem with squirrels will diminish.

The committee working with the situation of our outside property next to Nutmeg has purchased five signs which will soon be installed on the outside wall as recommended by the police department. The committee is considering all suggestions regarding the possibility of rock vs. ice plant (saves water?) to deter homeless people from sleeping on the ground. There is no time limit on the possibility of a matching grant of \$7500.00.

Traps for squirrels are available for purchase.

A tree from a neighboring property outside of Via Verde Estates is encroaching on one of our residents. A letter can be written to the owner asking for the tree to be trimmed back.

The next agenda meeting will be held on Friday, April 4, 2025 at 10:00 a.m., and the HOA Board Meeting will be held on Thursday, April 10, 2025 at 10:00 a.m.

Meeting adjourned at 11:00 a.m.

Respectfully submitted,

Linda Hanson

Secretary, Via Verde Estates