

**VIA VERDE ESTATES**  
**HOA Board Meeting Minutes**  
**Thursday, April 10, 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. Thirteen homeowners were 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 15, 2025 in response to a complaint; an administrative hearing was scheduled. The administrative hearing was held on March 21, 2025, resulting in a fine. An agreement was reached, and the fine was suspended pending no further violations.

The Board met in Executive session on April 4, 2025 in response to three complaints: two for harassment and one for trimming of trees and bushes. Letters were sent in response to all three.

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

**Office Manager Report:** In Aurora's absence, Debra shared that we had eight homes for sale, six of which have closed escrow or will close very soon. The two homes which are still for sale are 1109 Hilo Glen and 1829 Nova Glen.

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

Water Report: Water usage for Feb. 2024	4,000 gallons
Water usage for Feb. 2025	<u>62,000 gallons</u>
Year 2025 increase	58,000 gallons

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

Total Income:	\$ 20,537.41
Total Expenses:	<u>\$ -15,355.89</u>
Net <b>Income</b> /Loss:	\$ 5,181.52

Total Operating Fund as of March 31, 2025: \$21,957.23

Total Reserve Fund as of March 31, 2025: \$321,306.32

General	\$234,657.98
Street	\$ 78,464.78
Trees	\$ 5,133.70
Irrigation	\$ 3,049.86

**Committee Reports**

**Finance Report – Beverly Mayeux:** The finance committee is meeting April 22<sup>nd</sup> to go over the reserve report.

### **Landscaping Report – Gene Miller**

There have been some issues with Corky's, our new pest control company, and with Eco Gardeners, our landscaping company. The issues are being worked through. There has been no report concerning the squirrels yet.

### **Architecture – Spunk Root:** There were four requests this month.

- Lot 99: Plant a tree.
- Lot 1: Move blocks off common wall and move to front yard.
- Lot 93: Redo the plant box with plants and top off the cypress trees.
- Lot 77: Replace roof.

**Safety & Security:** In Jeff's absence, Debra shared the need for a clubhouse monitor for the last half of next month, May 16-31. Randy Burt is stepping up to schedule the next committee meeting concerning the property along Nutmeg. Two more signs have been purchased to place one near the corner of our entrance to V.V.E. and the other near the corner of Nutmeg and El Norte Pkwy. The committee will be making recommendations concerning the landscaping along Nutmeg.

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

### **Unfinished Business:**

There was a reminder of the upcoming election in July, encouraging anyone interested in being on the Board, to fill out a nomination form before May 3<sup>rd</sup>.

### **New Business:**

There was none.

### **Open Forum**

Fil Martinez wants to try "smoking out" the squirrels on Palo Glen and asked that he be allowed to give it a try for one month. Gene will ask Corky's Pest Control to only do the gophers for one month to see if there is any success with the smoking out.

There was much discussion on the signage for the use of the spa for children. For health reasons, most feel that there should be an age limit. The Board will discuss this and come to a decision.

Ducks are creating a mess around our pool, but V.V.E. does not have the equipment to vacuum and clean the pool each day when necessary.

The next agenda meeting will be held on Friday, May 2, 2025 at 10:00 a.m., and the HOA Board Meeting will be held on Thursday, May 8, 2025 at 10:00 a.m.

Meeting adjourned at 10:40 a.m.

Respectfully submitted,

Linda Hanson

Secretary, Via Verde Estates