

**VIA VERDE ESTATES**  
**HOA Board Meeting Minutes**  
**Thursday, June 12, 2025**

President Debra Anderson called the meeting to order at 10:00 a.m. Six board members were present: Debra Anderson (President), Bill "Spunk" Root (Vice President and Architecture), Linda Hanson (Secretary), Beverly Mayeux (Treasurer), Gene Miller (Landscaping), and Jeff Jackson (Safety and Security). Betty Biggs (Clubhouse Reservations) and Suzanne McKnight (Office Manager) were absent. Eleven homeowners were 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 May 8, 2025.** Linda made a motion to accept the May 8, 2025 minutes of the HOA Board Meeting as published with the June 2025 news. Motion was seconded and approved by voice.

**Office Manager Report:** Debra shared that three homes are for sale: 1109 Hilo, 1829 Nova, and 1831 Nova. All HOA dues are currently paid through May 31<sup>st</sup>.

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

Water Report: Water usage for Apr. 2024	35,000 gallons
Water usage for Apr. 2025	<u>82,000 gallons</u>
Year 2025 increase	47,000 gallons

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

Total Income:	\$ 16,438.97
Total Expenses:	<u>\$ -14,310.11</u>
Net <b>Income</b> /Loss:	\$ 2,128.86

Total Operating Fund as of May 31, 2025: \$22,412.09

Total Reserve Fund as of May 31, 2025: \$326,415.19

General	\$233,831.93
Street	\$ 79,451.60
Trees	\$ 9,606.56
Irrigation	\$ 3,525.10

**Committee Reports**

**Finance Report – Beverly Mayeux:** We are in the process of working on projects that were brought out in the reserve study.

**Landscaping Report – Gene Miller :** We are making progress in having better contact with both Corky's Pest Control and Eco Gardening.

A log book will be in the office for Corky's to check on to see what and where the needs are. Corky's will respond by taking care of the situation and writing down what was done.

Eco Gardening will be on a 5-week rotation which will be posted so that all residents will know when it is "their" turn. Additional requests from residents for work to be done is not to be made, or there will be an \$80 fee payable by the resident who made the extra request.

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

- Lot 96: Put sunshades on west-facing window
- Lot 33: Replace rock ground cover in rear of home with pavers.
- Lot 84: Repair and replace rotted parts of roof and fascia.
- Lot 22: Install solar.

**Safety & Security:** The camera and the outside light on the south side of the clubhouse work sporadically. Hopefully these problems can soon be fixed. There have still been some reports of homeless people on Nutmeg. Our thanks goes to Louis Mayeux for painting over some graffiti on our wall, left by a homeless person.

**Clubhouse Reservations – Betty Biggs:** Debra announced that there are no reservations at this time.

**Unfinished Business:**

- The new sign in the spa with additional rules has been posted. Again, thank you Louis, for putting it up for us! The main “new” thing is the limits on children: no children under age 5, and a maximum of 15 minutes on all children.
- Fil Martinez has been working on replacing the posts in our pool fence and is almost done. Thank you, Fil!
- The painting of the shed, back door, and BBQ has been completed.
- A leak which was caused by a coyote chewing into a pipe to get water has been repaired. It involved a valve replacement.
- The July election is soon. Please have all ballots in by 10 a.m. on Saturday, July 12<sup>th</sup>.

**New Business:**

- Since HOA business can not be discussed during a Membership meeting, the HOA Board will meet at 9:30 a.m. on July 12<sup>th</sup> to take care of any necessary business. Then at 10 a.m., but Board meeting will adjourn, and the Membership meeting will begin at 10 a.m.
- A speaker, Jeff Murdock from the City of Escondido, will be addressing our emergency evacuation during the July Annual Membership Meeting. We encourage everyone to attend to be informed of this very important possible situation.

**Open Forum**

- The final vote on the ballot is State-mandated, to be voted on every year. We are a non-profit organization. If there is a balance at the end of the year, we would have to pay taxes on it unless that amount is carried over to the next year. If we do not vote to do that, V.V.E. will have to pay taxes on the amount.
- The screen on the screen door on the east side of the clubhouse is scheduled be repaired on June 17<sup>th</sup>.
- We are asking that clubhouse monitors let our security and safety board member be informed of any areas of doors not locked, lights left on, etc.
- There is either mold or mildew in the jacuzzi room. We will research the possibility of getting exhaust fans for that room.
- There is a map on the bulletin board in the clubhouse that shows where the water shut-off valves are. Let Board member Gene Miller know if there are any water leaks.

The next agenda meeting will be held on Thursday, July 4, 2025 at 10:00 a.m. An HOA Board Meeting will be held on Saturday, July 12, 2025 at 9:30 a.m., and the Annual Membership Meeting will be held on Saturday, July 12, 2025 at 10:00 a.m.

Meeting adjourned at 10:29 a.m.

Respectfully submitted,

Linda Hanson

Secretary, Via Verde Estates