

**VIA VERDE ESTATES
HOA Board Meeting Minutes
Thursday, August 14, 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), Gene Miller (Landscaping), Rick Grimsley (Safety and Security), and Betty Biggs (Clubhouse Reservations). Suzanne McKnight (Office Manager) was also present. Beverly Mayeux (Treasurer) was absent. Nine 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 July 12, 2025. Linda made a motion to accept the July 12, 2025 minutes of the HOA Board Meeting. Motion was seconded and approved by voice.

Approval of V.V.E. Annual Membership Meeting Minutes of July 12, 2025. Linda made a motion to accept the July 12, 2025 minutes of the Annual Membership Meeting. Motion was seconded and approved by voice.

Office Manager Report – Suzanne McKnight: Three homes are for sale. There is one late payment and one under-payment for HOA dues.

Treasurer's Report – Beverly Mayeux:

Water Report: Water usage for June 2024	147,000 gallons
Water usage for June 2025	<u>74,000 gallons</u>
Year 2025 decrease	73,000 gallons

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

Total Income:	\$ 16,371.14
Total Expenses:	<u>\$ -16,351.52</u>
Net Income /Loss:	\$ 19.62

Total Operating Fund as of July 31, 2025: \$26,189.75

Total Reserve Fund as of July 31, 2025: \$322,063.25

General	\$221,645.07
Street	\$ 81,738.42
Trees	\$ 14,679.42
Irrigation	\$ 4,000.34

Committee Reports

Finance Report – Beverly Mayeux: Debra reported that the finance committee will be meeting Aug. 21 and looking at the outstanding items from the reserve study.

Landscaping Report – Gene Miller: Eco Gardeners worked on Nutmeg the last two weeks.

Architecture – Spunk Root: There were five requests this month.

- Lot 72: James Lindsay – Paint exterior of house.
- Lot 1: Mary Scicluna – Install fence on common wall.
- Lot 2: Manuel Preclaro – Extend a small fence towards the street.

- Lot 68: Synthia Shiao – Paint house and trim.
- Lot 7: Henry Wybenga – Install 22"-tall black iron fence on top of common wall.

Safety & Security – Rick Grimsley: There have been no recent reports of homeless people on our property. The Safety & Security Committee is working on an evacuation plan, including the possibility of what the clubhouse will need if it were to be an evacuation shelter. A clubhouse monitor is needed for Sept. 1-15.

Clubhouse Reservations – Betty Biggs: There is one reservation for this Saturday, August 16th.

Executive Session Summary:

A meeting on July 12, 2025 confirmed the positions for the Board. The new board member, Rick Grimsley, will be Safety & Security. The other positions will remain the same.

Two homeowners requested a meeting with the Board which resulted in two letters going out and one fine rescinded.

Unfinished Business:

- We are waiting for a date to complete the work on the Nutmeg sprinklers and the trimming of the bushes.
- We are waiting for a date to repair the brow ditch.
- We are waiting for one more bid on trimming the trees.

New Business:

- Due to unhappy service from Corky's Pest Control, we wish to use a different company for our pest control: Habitat Protection, Inc. Pest Management. Rick made a motion to accept the bid of \$2760.00 for the year from Habitat Protection, Inc. Pest Management, which will be two visits per month. Motion was seconded and approved by voice.
- The sign for the pool rules has arrived. Our thanks to Fill Martinez and Louis Mayeux for agreeing to install the sign.

Open Forum

- Let Rick know if you need access to our V.V.E website; the monthly newsletter is downloaded onto the site.
- The leak under the kitchen sink has been repaired. A handyman will be completing the repair of the cabinet. The kitchen will be available for this Saturday's party.

The next agenda meeting will be held on Friday, Sept. 5, 2025 at 10:00 a.m. The HOA Board Meeting will be held on Thursday, Sept. 11, 2025 at 10:00 a.m.

Meeting adjourned at 10:33 a.m.

Respectfully submitted,

Linda Hanson

Secretary, Via Verde Estates