

**VIA VERDE ESTATES**  
**HOA Board Meeting Minutes**  
**Thursday, September 11, 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 Betty Biggs (Clubhouse Reservations). Suzanne McKnight (Office Manager) was also present. Rick Grimsley (Safety and Security) was absent. Six 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 August 14, 2025.**

Linda made a motion to accept the August 14, 2025 minutes of the HOA Board Meeting as published with the September news. Motion was seconded and approved by voice.

**Executive Session Summary:**

The Board met on September 5, 2025 to review bids from El Plantio Nursery and North County Tree. These two will be on the agenda for acceptance at our HOA meeting on September 11<sup>th</sup>.

The Board received one complaint for dog off leash; a letter was written.

**Office Manager Report – Suzanne McKnight:** Four homes are for sale: 1811 Lynx, 1831 Nova, 1829 Nova, and 1109 Hilo.

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

|                                         |                        |
|-----------------------------------------|------------------------|
| Water Report: Water usage for July 2024 | 186,000 gallons        |
| Water usage for July 2025               | <u>103,000 gallons</u> |
| Year 2025 decrease                      | 83,000 gallons         |

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

|                          |                      |
|--------------------------|----------------------|
| Total Income:            | \$ 16,506.84         |
| Total Expenses:          | <u>\$ -14,905.13</u> |
| Net <b>Income</b> /Loss: | \$ 1601.71           |

Total Operating Fund as of August 31, 2025: \$24,596.16

Total Reserve Fund as of August 31, 2025: \$325,438.08

|            |              |
|------------|--------------|
| General    | \$221,102.44 |
| Street     | \$ 82,881.83 |
| Trees      | \$ 17,215.85 |
| Irrigation | \$ 4,237.96  |

**Committee Reports**

**Finance Report – Beverly Mayeux:**

The Finance Committee is continuing to work on the 2026 budget.

**Landscaping Report – Gene Miller:**

A water leak in front of the clubhouse was repaired; the leak was caused by jack hammering during the previous repair.

Our new pest control company, Habitat, is keeping close communication with Gene, which is very good.

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

- Lot 71: Redo half of roof (the sunny side).
- Lot 26: Install a small shed to house his bike.
- Lot 34: Paint house and garage.
- Lot 39: Install solar.
- Lot 39: Install a sail shade over the driveway. Denied
- Lot 1: Move mailbox. Denied.

**Safety & Security – Rick Grimsley:**

Rick is on vacation this month. There have been reports of pool gate and a door left open. (Thank you, clubhouse monitor, for catching these things.

This past month, there have been two times that a homeless person has spent the night on our property on Nutmeg. We are doing our best to not make it comfortable for homeless people to do that.

The glass door between the clubhouse main room and pool deck has been repaired; it now slides very easily.

**Clubhouse Reservations – Betty Biggs:**

There are no reservations at this time.

**Unfinished Business:**

- The work on the Nutmeg sprinklers and the trimming of the bushes has been completed.
- The work on the brow ditch is still pending. We will be getting another bid.

**New Business:**

- Beverly made a motion to accept the contract from North County Tree in the amount of \$9600 for the first half of the work. Motion was seconded and approved by voice. The first half will involve the removal of several trees and some trimming. The second half, to be done next year, will be the grinding of stumps and the remainder of the trimming.
- Debra made a motion to accept the contract from El Plantio Nursery in the amount of \$2277.00 per month. Motion was seconded and approved by voice. Two men (and a third if needed) will be here for 5-6 hours every Thursday to do the work.
- The Board has received and is reviewing the list from the Evacuation/Sheltering Committee which gives needs and methods of necessary evacuation.

**Open Forum** – There was none.

Debra expressed her thanks to the many people who have stepped up and volunteered in repairing items on our property to make our neighborhood "top notch."

The next agenda meeting will be held on Friday, October 3, 2025 at 10:00 a.m. The HOA Board Meeting will be held on Thursday, October 9, 2025 at 10:00 a.m.

Meeting adjourned at 10:30 a.m.

Respectfully submitted,

Linda Hanson

Secretary, Via Verde Estates