

VIA VERDE ESTATES
HOA Board Meeting Minutes
Thursday, November 13, 2025

President Debra Anderson called the meeting to order at 10:04 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. Seven 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 October 9, 2025.

Linda made a motion to accept the October 9, 2025 minutes of the HOA Board Meeting as published with the November news. Motion was seconded and approved by voice.

Office Manager Report – Suzanne McKnight: Two homes are for sale: 1811 Lynx Glen and 1818 Nova Glen. 1810 Lynx Glen is in escrow. 1109 Hilo Glen has been taken off the market.

Treasurer's Report – Debra Anderson:

Water Report: Water usage for Sept. 2024	163,000 gallons
Water usage for Sept. 2025	<u>96,000 gallons</u>
Year 2025 decrease	67,000 gallons

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

Total Operating Income:	\$ 16,374.63
Total Operating Expenses:	<u>\$ -14,120.45</u>
Net Income /Loss: \$	2,254.18

Total Reserve Fund as of October 31, 2025: \$321,452.73

General	\$218,882.17
Street	\$ 85,168.65
Trees	\$ 12,688.71
Irrigation	\$ 4,713.20

Committee Reports

Finance Report – Debra Anderson:

The Finance Committee met in October and has recommended the 2026 budget to the Board. In the start of 2026, the committee will review the reserve study items.

Landscaping Report – Gene Miller:

Gene is very impressed with the two new companies for our landscaping and pest control. As the weather cools, ice plant will be able to be replanted on Nutmeg and other areas where needed. The landscaping company is methodically going through all the slopes to see what will be required for maintenance.

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

- Lot 26: Repaint the house.
- Lot 44: Install solar panels.
- Lot 69: Trim trees on side.

Safety & Security – Rick Grimsley:

Rick thanked all who have volunteered to sign up for Clubhouse Monitor and Nutmeg Cleanup. The sign-up page for 2026 was passed around.

A resident reported stolen items taken from his garage. Rick reminded us to always keep our garage doors closed when unoccupied. (Rules & Regulations X.J)

Clubhouse Reservations – Betty Biggs:

There are reservations for the following dates: 11/27/25, 12/24/25, 12/25/25, 2/14/26, and 11/12/26.

Unfinished Business:

There was none.

New Business:

- Based on all vendor increases, utilities, and reserve study items, our monthly HOA dues will need to be increased starting in January 2026. We are within the 10-15-year range for a complete overlay (chewing up) of our streets. We do not have enough money for this in our reserve. The Finance Committee recommended to the Board that our monthly dues be increased to \$195.00. The Board felt that the dues needed to be raised to 200.00 a month with the extra \$5 going into the street reserve fund. Gene made a motion to accept the 2026 budget as presented with the increase of monthly dues to \$200 starting in Jan. 2026. Motion was seconded and approved by voice.
- We have 19 palm trees (in front of clubhouse and on the island just off of Nutmeg on Yuma Glen) that need to be trimmed. Gene made a motion to accept the bid of \$1150 from North County Tree to trim these 19 trees. Motion was seconded and approved by voice.
- The area in front of the clubhouse which had a major water leak needs improvement. El Plantio Nursery Landscaping has given a bid of \$886 to mulch the area. This will also include clean-up and leveling. Debra made a motion to accept the bid of \$886 from El Plantio Nursery Landscaping for the mulching with clean-up and leveling. Motion was seconded and approved by voice.

Open Forum – The cookie exchange and decorating Christmas tree party will be on December 6th this year from 2-4 p.m.

There was quite a discussion about the cost to rent the clubhouse for parties. It would be wonderful to have a committee for this purpose. Please contact Betty Biggs if you would be interested in serving on this committee.

A question was raised: Will the work of mulching, etc. in front of the clubhouse include any replacement of any plants? Not at this time. The new in-ground water pipes (in repairing the leak) go along the north side of the sidewalk, so plants in the ground there would not be a good idea. However, potted plants could be placed. This is something that can be considered in the future.

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

Meeting adjourned at 10:52 a.m.

Respectfully submitted,

Linda Hanson

Secretary, Via Verde Estates