

VIA VERDE ESTATES
HOA Board Meeting Minutes
Thursday, December 11, 2025

President Debra Anderson called the meeting to order at 10:01 a.m. Seven board members were present: Debra Anderson (President), Bill "Spunk" Root (Vice President and Architecture), Linda Hanson (Secretary), Beverly Mayeux (Treasurer), Gene Miller (Landscaping), Rick Grimsley (Safety and Security), and Betty Biggs (Clubhouse Reservations). Suzanne McKnight (Office Manager) was also present. Six homeowners were present. President Debra Anderson welcomed all in attendance and then led the Pledge of Allegiance.

Executive Meetings Report

- Nov. 19th – via email to approve replacement of spa jet pump
- Nov. 20th – via email to approve attorney/client communication
- Dec. 5th – following agenda meeting to discuss personnel and legal items

Approval of V.V.E. HOA Board Meeting Minutes of November 13, 2025.

Linda made a motion to accept the Nov. 13, 2025 minutes of the HOA Board Meeting as published with the December newsletter. Motion was seconded and approved by voice.

Office Manager Report – Suzanne McKnight: There are no homes for sale. At this time the Board expressed their thanks to Suzanne for an excellent job she is doing as Office Manager. A card including a Christmas bonus was given to her.

Treasurer's Report – Beverly Mayeux:

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|---|------------------------|
| Water Report: Water usage for Oct. 2024 | 185,000 gallons |
| Water usage for Oct. 2025 | <u>132,000 gallons</u> |
| Year 2025 decrease | 53,000 gallons |

The Operating Income vs. Expenses report as of November 30, 2025.

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|---------------------------|----------------------|
| Total Operating Income: | \$ 16,672.66 |
| Total Operating Expenses: | <u>\$ -17,371.04</u> |
| Net Income/ Loss: | \$ 698.38 |

Total Reserve Fund as of November 30, 2025: \$324,273.31

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|------------|---------------|
| General | \$ 217,785.29 |
| Street | \$ 86,312.06 |
| Trees | \$ 15,225.14 |
| Irrigation | \$ 4,950.82 |

Committee Reports

Finance Report – Beverly Mayeux:

The monthly HOA dues has been increased to \$200.00 per month beginning January 1, 2026. The Finance Committee will review the reserve study items.

Landscaping Report – Gene Miller:

- Two bushes at the corner of Rhea and Lynx Glens were removed and replaced with rock.
- Ivy from Nutmeg St. which is growing over the wall into a neighbor's back yard will be checked to see if it can possibly be cut back without killing the ivy.
- Mulching in front of the clubhouse will hopefully be completed today.
- Replanting of ice plant on the banks of our complex will start sometime in January.
- Nineteen palm trees at the clubhouse and island entrance to V.V.E. have been trimmed.
- Habitat has serviced four active gopher mounds.

Architecture – Spunk Root: There was one request this month: Lot 70 – Reroof

Safety & Security – Rick Grimsley:

- Rick announced that there have been no specific events. He reminded us to always keep our garage doors closed when unoccupied and for safety's sake, to keep our front doors locked; do not feel you have to open the door if you do not know who it is.
- The chart for signing up for 2026 Clubhouse Monitor and Nutmeg Cleanup is available on the Clubhouse bulletin board. Volunteers are needed to fill this chart out, thus helping to keep our costs down. Thank you!

Clubhouse Reservations – Betty Biggs:

There are two reservations for the rest of this year and two reservations for 2026.

Unfinished Business:

The mulching in front of the clubhouse is planned to be completed today. Also completed was the rock installation on the corner of Rhea and Lynx Glens.

New Business:

Adjustments on the Fee Schedule for 2026 have been made to come in line with our DORs and changes in HOA laws. Linda made a motion to accept the new Fee Schedule for 2026. Motion was seconded and approved by voice. The new schedule will be sent out to all before the end of this year.

Open Forum

- A path needs to be made through the mulch which is filling a parking spot so that people can walk around the west side of the clubhouse.
- Thanks was expressed for all those who attended the Cookie Exchange. Cookies were given to seven home-bound residents.
- On Tuesdays when recyclable containers are picked up by the city, there have been several places where broken glass is on the streets. A letter will be sent to Escondido Disposal Inc.

The next agenda meeting will be held on Friday, January 2, 2026 at 10:00 a.m. The HOA Semi-Annual Membership Meeting will be held on Saturday, January 10, 2026 at 10:00 a.m.

Meeting adjourned at 10:22 a.m.

Respectfully submitted,

Linda Hanson

Secretary, Via Verde Estates