

**VIA VERDE ESTATES**  
**HOA Board Meeting Minutes**  
**Thursday, February 12, 2026**

President Debra Anderson called the meeting to order at 10:00 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. Four homeowners were present. President Debra Anderson welcomed all in attendance and then led the Pledge of Allegiance.

**Executive Meetings Report** There were none this month.

**Approval of V.V.E. HOA Board Meeting Minutes of January 10, 2026.**

Linda made a motion to accept the Jan. 10, 2026 minutes of the HOA Board Meeting as published with the February newsletter. Motion was seconded and approved by voice.

**Approval of V.V.E. HOA Semi-Annual Membership Meeting Minutes of January 10, 2026.**

Linda made a motion to accept the Jan. 10, 2026 minutes of the HOA Semi-Annual Membership Meeting as published with the February newsletter. Motion was seconded and approved by voice.

**Office Manager Report – Suzanne McKnight:** There are no homes for sale.

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

Water Report: Water usage for Dec. 2024	133,000 gallons
Water usage for Dec. 2025	<u>87,300 gallons</u>
Year 2025 decrease	45,700 gallons

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

Total Operating Income:	\$ 17203.32
Total Operating Expenses:	<u>\$ -15251.99</u>
Net <b>Income</b> /Loss: \$	1,951.33

Total Reserve Fund as of November 30, 2025: \$325,569.43

General	\$215,163.95
Street	\$ 87,455.47
Trees	\$ 17,761.57
Irrigation	\$ 5,188.44

**Committee Reports**

**Finance Report – Beverly Mayeux:**

The Finance Committee met and reviewed the reserve study items. Some items have been deferred because they do not need repair.

**Landscaping Report – Gene Miller:** The work on the palm trees and trees is completed. The minimizing of the squirrels and gophers is happening.

**Architecture – Spunk Root:** There were two requests this month:

- Lot #76: Boersing – Repaint the house.
- Lot #76: Boersing – Install a weather vane on top of the garage.

**Safety & Security – Rick Grimsley:**

- There have been no reports of thefts or problems. Rick encouraged all to keep doors locked and garage doors closed.
- The cameras do not work and are too costly to repair. Rick will check out some other systems.
- Emergency equipment still is on hold until space is provided for it.

**Clubhouse Reservations – Betty Biggs:** There are two reservations: 2/14/26 and 9/12/26.

**Unfinished Business:**

The trimming of all the trees including the palm trees is completed.

**New Business:**

The three railings around the clubhouse need to be painted. The rails around the pool need to be finished. Debra made a motion to have the railings around the clubhouse and pool rails to be finished for a cost of \$550. Motion was seconded and approved by voice.

**Open Forum**

The Open Forum is not part of the regular monthly business agenda and therefore will be reported out separately in the newsletter for everybody's information.

The next agenda meeting will be held on Friday, March 6, 2026 at 10:00 a.m. The HOA Board will be held on Thursday, March 12, 2026 at 10:00 a.m.

Meeting adjourned at 10:31 a.m.

Respectfully submitted,  
Linda Hanson  
Secretary, Via Verde Estates