

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

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. Seven homeowners were present. President Debra Anderson welcomed all in attendance and then led the Pledge of Allegiance. A new attendee was then welcomed.

Executive Meetings Report

An executive meeting was held on Friday, March 6, 2026. Two resident complaints were reviewed, and one violation of our DORs and Rules & Regulations was discussed. Personal visits and/or letters will be sent addressing each issue.

Approval of V.V.E. HOA Board Meeting Minutes of February 12, 2026.

Linda made a motion to accept the February 12, 2026 minutes of the HOA Board Meeting as published with the March newsletter. Motion was seconded and approved by voice.

Office Manager Report – Suzanne McKnight: The home at 1826 Nova Glen is for sale. No one is behind in our monthly dues.

Treasurer's Report – Beverly Mayeux:

Water Report: Water usage for Jan. 2025	136,000 gallons
Water usage for Jan. 2026	<u>1,000 gallons</u>
Year 2026 decrease	135,000 gallons

The reason for the great decrease for January is because the automatic sprinklers for the landscaping were turned off.

The Operating Income vs. Expenses report as of February 28, 2026.

Total Operating Income:	\$ 17,387.06
Total Operating Expenses:	<u>\$ -13,817.42</u>
Net Income /Loss: \$	3,569.64

Total Reserve Fund as of February 28, 2026: \$322,759.73

General	\$214,514.75
Street	\$ 92,244.97
Trees	\$ 09,612.57
Irrigation	\$ 6,387.44

Committee Reports

Finance Report – Beverly Mayeux:

The Finance Committee will meet Mar. 19th to review reserve items.

Landscaping Report – Gene Miller: The landscapers are concentrating on weeds in the interior banks before doing any weeds on Nutmeg. There is an invasive plant in the bank between Nova and Lynx Glens which will have to be pulled by hand which will result in additional labor cost.

Architecture – Spunk Root: There was one request this month: Lot #28: Repaint the front screen door.

Safety & Security – Rick Grimsley:

- Many times doors are left open/unlocked in the clubhouse. You can help by being sure all doors are shut and locked when you leave the clubhouse. Thank you!
- The evacuation committee is waiting for the shelves in the chair storage room to be cleared which now is in the process of being done since we have been able to purchase three fireproof cabinets for all the paper work which must be kept.
- A reminder was given to please sign up to volunteer for Clubhouse Monitor and Nutmeg Cleanup.

Clubhouse Reservations – Betty Biggs: We have four reservations scheduled: Mar. 14, Mar. 28, June 13, and Sept. 12.

Unfinished Business:

- Final paint has been done on the three black hand rails around the clubhouse. The front steps have been cleaned and repainted with white paint for safety reasons.
- Final touchup on the pool fencing has been completed.

New Business:

- The spa floor needs to be refinished. We have received one bid and are waiting on two other bids to be received.
- The spa sliding glass door has “fog” in between the panes. Gene made a motion to accept the bid of \$972.32 for replacing the two glass panes in the spa room door and then reinstalling the door. Motion was approved and seconded 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.

At this time Debra expressed her thanks to the many men who helped with getting the new files in the office: Rick Grimsley, Jeff Carvish, Louis Mayeux, Joe LoCascio, and Randy Burt. Thanks was also expressed to Debra for all her work as our president.

The next agenda meeting will be held on Friday, April 3, 2026 at 10:00 a.m. The HOA Board will be held on Thursday, April 9, 2026 at 10:00 a.m.

Meeting adjourned at 10:38 a.m.

Respectfully submitted,
Linda Hanson
Secretary, Via Verde Estates