

VIA VERDE ESTATES
HOA Board Meeting Minutes
Thursday, April 8, 2026

President Debra Anderson called the meeting to order at 10:02 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). Rick Grimsley (Safety and Security) was absent. Suzanne McKnight (Office Manager) was also present. Eight 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, April 3, 2026. It was concerning a landscaping issue which is being taken care of.

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

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

Office Manager Report – Suzanne McKnight: The home at 1826 Nova Glen is for sale.

Treasurer's Report – Beverly Mayeux:

Water Report: Water usage for Feb. 2025	62,000 gallons
Water usage for Feb. 2026	<u>68,000 gallons</u>
Year 2026 increase	6,000 gallons

The Operating Income vs. Expenses report for the first quarter of 2026, ending March 31, 2026.

Total Operating Income:	\$ 51,843.17
Total Operating Expenses:	<u>\$ -44,193.04</u>
Net Income /Loss: \$	7,650.13

Total Reserve Fund for the first quarter of 2026, ending March 31, 2026: \$326,128.06

General	\$214,313.33
Street	\$ 94,639.72
Trees	\$ 10,188.07
Irrigation	\$ 6,986.94

Committee Reports

Finance Report – Beverly Mayeux:

Future meetings of the finance committee will be made after some answers concerning reserve study will be received.

Landscaping Report – Gene Miller:

- The landscapers are concentrating on weeds in the interior banks before doing any weeds on Nutmeg. They are working on getting rid of an invasive plant called “vetch” in the bank between Nova and Lynx Glens by spraying the top of the plants with an oil base which goes into the deep roots to kill it.
- A schedule is still forthcoming.
- Rat traps will be put around the clubhouse.

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

- Lot #71: Finish the re-roofing project.
- Lot #64: Replace windows. Paint all the window trims to match.
- Lot #78: Paint house and trim.

Safety & Security – Rick Grimsley: There was no report.

Clubhouse Reservations – Betty Biggs: We have three reservations scheduled: April 26, June 20, and Sept. 12.

Unfinished Business:

- The spa floor needs to be re-done. Gene made a motion to accept the bid from Life Deck to refinish the spa floor for \$1950.00. Motion was seconded and approved by voice.
- The bid to replace the spa sliding glass door, which the Board approved in March, was based on the company's error in the size, glass, and weight of the door. An executive meeting will be held today to consider the new bid.

New Business:

- Nomination deadline for our July election is May 2nd. We have received one “Board Member Candidate Information.” Please consider volunteering for this important service to our community.
- We also have a need for a parliamentarian.

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, May 8, 2026 at 10:00 a.m. The HOA Board will be held on Thursday, May 14, 2026 at 10:00 a.m.

Meeting adjourned at 10:45 a.m.

Respectfully submitted,
Linda Hanson
Secretary, Via Verde Estates