

VIA VERDE ESTATES
HOA Board Meeting Minutes
Thursday, June 11, 2026

President Debra Anderson called the meeting to order at 10:04 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 Gimsley (Safety and Security), and Betty Biggs (Clubhouse Reservations). Suzanne McKnight (Office Manager) was unable to attend. Eighteen homeowners were present. President Debra Anderson welcomed all in attendance and then led the Pledge of Allegiance. New attendees were introduced and welcomed.

Executive Meetings Report

An administrative hearing was held on May 14, 2026 to address a dog off leash violation. Letter was sent.

Approval of V.V.E. HOA Board Meeting Minutes of May 14, 2026.

Linda made a motion to accept the May 14, 2026 minutes of the HOA Board Meeting as published with the June newsletter. Motion was seconded and approved by voice.

Office Manager Report – Debra reported for Suzanne McKnight: One house is for sale on Nova Glen. Suzanne wanted Debra to remind everyone to be sure and make your checks for monthly dues payable to Via Verde HOA or V.V.E. HOA. The bank will not accept checks made out to just HOA.

Treasurer's Report – Beverly Mayeux:

Water Report: Water usage for Apr. 2025	82,000 gallons
Water usage for Apr. 2026	<u>133,000 gallons</u>
Year 2026 increase	51,000 gallons

The Operating Income vs. Expenses report as of May 31, 2026

Total Operating Income:	\$ 17,453.11
Total Operating Expenses:	<u>\$ -17,702.25</u>
Net Income/Loss: \$	249.14

Total Reserve Fund as of May 31, 2026: \$327,964.79

General	\$209,010.56
Street	\$ 99,429.22
Trees	\$ 11,339.07
Irrigation	\$ 8,185.94

Committee Reports

Finance Report – Beverly Mayeux:

The finance committee will meet Tuesday, June 16th, to finalize approving extensions of delayed repairs from the reserve study

Landscaping – Gene Miller:

The landscapers are continuing to work on weeds throughout V.V.E. The weeds growing in the rock area on Nutmeg were brought to their attention.

Architecture – Spunk Root: There was one request this month: Lot #14 -- Replace boards in the gate by the garage.

Safety & Security – Rick Grimsley:

- Rick encouraged all to keep their windows locked and don't answer the front door if you are not comfortable about who is there.
- More sign-ups are needed for Clubhouse Monitor and Nutmeg Cleanup. The sign-up page was passed around to those who were in attendance.
- Rick showed some of the emergency equipment which V.V.E. has purchased. Seven volunteers have been trained; two more are needed.
- Four video cameras are "up and running." Signs will be posted.

Clubhouse Reservations – Betty Biggs:

Reservations are for June 14, June 20, June 28, July 4, Sept.12, and Dec. 24.

Unfinished Business:

- July Election: Nominations are closed. We have three candidates for the four positions. Voting will be by acclamation, and once the new board members are sworn in and job duties assigned, the Board will begin the process of appointing someone for the open position.
- July 11th BBQ: The Board will be sponsoring a July BBQ celebration following the Annual Homeowner's Meeting in July. A flyer will be passed out in a few weeks requesting an RSVP which will be required, so that we will know how much food to purchase.

New Business:

- Brow ditch: A bid for \$1800 was submitted for the repair work on the brow ditch which will involve concrete work and sealing of the upper brow ditch. This is an item on the 2024 Reserve Study. Spunk made a motion to have the brow ditch repaired for a total of \$1800. Motion was seconded and approved by voice.
- South pool gate: Our annual pool inspection noted that we needed an emergency exit from the pool area whereby someone could get out without the use of a key. The Board received a bid for modification work that will allow a keyless exit on the south gate. Re-entry will require a key. Metal plates will be put in place to restrict access to the handle from the outside for security reasons. The bid was less than the \$500 threshold, and the work was approved in committee.
- Pool BBQ repair: The six burners are in need to cleaning and maintenance. A bid has been selected to clean the grills, replace the control knobs, and replace the gas valves and shut off valves. The bid is \$3725.35. Gene made a motion in the amount of \$3725.35 to have the BBQ repaired, Motion was seconded and approved by voice.
- The security light on the west side of the clubhouse was malfunctioning and was replaced. Our thanks go to Jim Lindsey for the donation of the light fixture and to Louis Mayeux and Rick Grimsley for installing it. Thank you!!

Open Forum

See Newsletter for this information.

The next agenda meeting will be held on Friday, July 3, 2026 at 10:00 a.m. The next HOA Board meeting will be held on Saturday, July 11, 2026 at 10:00 a.m., to be followed by the HOA Annual Membership Meeting at 10:30 a.m.

Meeting adjourned at 10:50 a.m.

Respectfully submitted,
Linda Hanson
Secretary, Via Verde Estates