

**VIA VERDE ESTATES
HOA Board Meeting Minutes
Thursday, February 8, 2024**

President Gary Knight called the meeting to order at 10:06 a.m. Six board members were present: Gary Knight (President), Linda Hanson (Secretary), Hanan Bowman (Treasurer), Betty Biggs (Clubhouse Reservations), Gene Miller (Landscaping), and Jeff Jackson (Safety and Security). Bill "Spunk" Root (Vice President and Architecture) was absent. Office Manager Heather DeVine and five homeowners were present. President Gary Knight welcomed all in attendance and then led the Pledge of Allegiance.

Gary announced that there were executive meetings on Dec. 7, 2023, Dec. 21, 2023, Jan. 5, 2024, and Feb. 2, 2024 to address community issues.

Approval of V.V.E. HOA Meeting Minutes of December 14, 2023. Linda made a motion to accept the December 14, 2023 minutes of the HOA Board Meeting as published with the January 2024 newsletter. Motion was seconded and approved by voice.

Office Manager – Heather DeVine:

- No properties are past due.
- One home is in escrow: 1825 Lodi Glen.
- One home is for sale: 1827 Nova Glen.
- The home at 1830 Nova is no longer on the market.

Treasurer's Report – Hanan Bowman:

Water Report: Water usage for December 2022	33,000 gallons
Water usage for December 2023	<u>119,000 gallons</u>
Year 2023 increase	86,000 gallons

The Operating Income vs. Expenses report for January 2024:

Total Income:	\$ 19,769.10
Total Expenses:	<u>\$ -13,927.64</u>
Net Income /Loss:	\$ 5,841.46

Total Operating Fund as of January 31, 2024: \$21,759.50

Total Reserve Fund as of January 31, 2024: \$302,886.48

General	\$217,487.44
Street	\$ 82,531.04
Trees	\$ 2,049.00
Irrigation	\$ 819.00

Committee Reports

Finance Committee Report – Hanan Bowman: The Finance Committee will meet in April to go over the first quarter of 2024.

Landscaping Report – Gene Miller: Four mounds of gophers have been treated. The water for the landscaping has been turned off a couple of times because of the rain.

Architecture Report – Bill “Spunk” Root: Spunk was absent today. There were two requests; he will include those with his report next month.

Safety & Security – Jeff Jackson: There have been no issues to report.

Clubhouse Reservations – Betty Biggs: -- There are three reservations.

- February 11, 2024 – Super Bowl get-together
- March 23, 2024
- June 15, 2024

Newsletter – Gary reminded everyone to be sure and send in items to Lois Stewart-Morse for the newsletter.

Unfinished Business – There was no unfinished business.

New Business

- A Physical Needs Assessment is being prepared to determine what capital expenses will be needed within the next ten years.
- The gentleman to check out the repair of the pool solar panels will be coming today.

Open Forum

See the Via Verde Newsletter for these items.

The next agenda meeting will be held on Friday, March 8, 2024 at 10:00 a.m., and the next HOA Board Meeting will be held on Thursday, March 14, 2024 at 10:00 a.m.

Meeting adjourned at 10:21 a.m.

Respectfully submitted,

Linda Hanson

Secretary, Via Verde Estates