

**VIA VERDE ESTATES
HOA Board Meeting Minutes
Thursday, March 14, 2024**

President Gary Knight called the meeting to order at 10:00 a.m. Five board members were present: Gary Knight (President), Linda Hanson (Secretary), Hanan Bowman (Treasurer), Betty Biggs (Clubhouse Reservations), and Jeff Jackson (Safety and Security). Bill "Spunk" Root (Vice President and Architecture) and Gene Miller (Landscaping) were absent. Office Manager Heather DeVine and 12 homeowners were present. President Gary Knight welcomed all in attendance and then led the Pledge of Allegiance.

Approval of V.V.E. HOA Meeting Minutes of February 8, 2024. Linda made a motion to accept the February 8, 2024 minutes of the HOA Board Meeting as published with the March 2024 newsletter. Motion was seconded and approved by voice.

Office Manager Report: Heather

- All HOA dues are paid.
- The home at 1830 Nova Glen is for sale; the home at 1827 Nova Glen is in escrow.

Treasurer's Report – Hanan Bowman:

Water Report: Water usage for January 2023	4,000 gallons
Water usage for January 2024	1,000 gallons
Year 2024 decrease	3,000 gallons

The Operating Income vs. Expenses report for February 2024:

Total Income:	\$ 19,298.03
Total Expenses:	\$ -15,116.83
Net Income /Loss:	\$ 4,181.20

Total Operating Fund as of February 29, 2024: \$24,706.01

Total Reserve Fund as of February 29, 2024: \$306,586.51

General	\$219,741.47
Street	\$ 83,621.04
Trees	\$ 2,267.00
Irrigation	\$ 957.00

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: In Gene's absence, Gary shared that gophers are still an ongoing problem and being attended to.

Architecture Report – Bill “Spunk” Root: In Spunk’s absence, Linda gave his report.

There were two requests in January.

- Lot 57 – Install a new roof and new windows.
- Lot 49 – Add a third row of blocks to existing blocks.

There were three requests in February.

- Lot 10 – Replace windows.
- Lot 94 – Install vinyl fence on north side of property.
- Lot 79 – Replace damaged plaster and security door.

Safety & Security – Jeff Jackson: Jeff has been getting some complaints of solicitors. He just reminded us that if a solicitor comes to your front door, remind them that they are on private property and need to leave.

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

- March 23, 2024
- May 4, 2024
- June 15, 2024

Unfinished Business

- Two solar panels are leaking, and there is damage in the roofing. Three bids were given. Jeff made a motion that we spend \$7405.00 for Pure PWR Pools to do the repair. Motion was seconded and approved by voice. Their work is guaranteed.
- Due to the upcoming costs of sealing the streets and the solar repair, the Board has agreed to delay the PNA (Physical Needs Assessment) until 2025.

New Business

- It has been five years since the streets have been re-sealed. It needs to be done this year. Estimates will be obtained.
- A resident asked that the Board consider putting sidewalks on the north and south entry on Yuma Glen from Nutmeg. The cost is beyond just putting in sidewalks. It would be too much with the necessary removal of the infrastructure on the south side, so it will not be done.
- A notice was recently sent out for the need of an editor for the monthly V.V.E. newsletter. Please contact Heather (in the office) or Linda Hanson if you can help with this need.

Open Forum

Erick Wilson encouraged all to give him suggestions for the improvement of our V.V.E. website.

The next agenda meeting will be held on Friday, April 5, 2024 at 10:00 a.m., and the next HOA Board Meeting will be held on Thursday, April 11, 2024 at 10:00 a.m.

Meeting adjourned at 10:39 a.m.

Respectfully submitted,

Linda Hanson

Secretary, Via Verde Estates