

**Valley Greens HOA**  
**Annual Homeowner's Meeting**  
**06/12/2021**

**Meeting Called to Order:** 11:03 AM

**A. Welcome and Introductions**

Chris Rayburn, President, welcomed everyone to the meeting and introduced Red Mountain Community Management as the new manager for Valley Greens.

Present: Toby Cruise and Laura Scheman (Unit C), Peter and Maria Sims (Unit D), Chris and Marianne Rayburn (Unit G), Louise and Tom Richmond (Unit H), Don Henson (Unit B), Richard and Liz Rosenbaum (Unit A)

Present from Red Mountain Community Management (RMCM) – Josh Shramo, owner, CAM and Sheila Skaggs, Senior CAM.

Absent – Shari and Roy Topping (Unit E), Dawn Marie Gorski (Unit F)

**2. Approval of Agenda**

Agenda approved. No additions.

**3. Approval of August 8, 2020 Annual Meeting Minutes**

Minutes approved. No corrections.

**4. Budget and Maintenance Report**

The HOA fiscal year follows the calendar year. 2021 Budget and Major Maintenance Chart (Reserves expense tracking sheet) was reviewed.

- A. The 2021 Budget highlights were reviewed. Josh Shramo, owner of Red Mountain Community Management will investigate whether the financials are accrual, modified accrual or cash.

**MOTION: Upon motion made by Chris, duly seconded, the 2021 Budget is ratified as presented. No veto votes were noted.**

- B. Reserves: There are two different versions of the MMC. The first chart details special assessments that can be assigned on some specific years and the other MMC sheet details the steady rise of dues to offset reserves costs through the years. The homeowners discussed both versions and by unanimous opinion, the second chart with a steady increase makes more sense to level out the impact of capital projects.

Comments:

Maria Simms – I would rather a small increase in dues yearly than large special assessments.

- C. Homeowner Work Day – This years work day will be July 10. Assignments will be made for work. Lunch will be served with potluck.

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**5. Old Business**

- 5.1 Cottonwood trees suckers are pushing up asphalt and will need to be dealt with at some point in time. The HOA wants to know if Eagles Nest is taking care of cutting down dead trees for fire mitigation. RMCM will contact Eagles Nest HOA to find out. Steve, from Eagles Nest already stated they are not willing to irrigate the area along Blue Grouse Lane that is owned by The Aspens.
- 5.2 Fire hydrant and curb valves for water shut off – Josh Shramo will determine who owns those, the Town of Silverthorne or HOA.
- 5.3 Walkways – N/A
- 5.4 Exterior Lighting  
Some of the pedestal lights might not be working correctly. A homeowner suggested that the HOA switch to a solar type exterior lighting. RMCM will investigate some different models and report back to the Board.
- 5.5 Personal Gardens: Don appreciates all the hard work putting in personal gardens but some of the plantings and décor is getting out of hand. He does not want anymore personal gardening done in front of his unit. There needs to be landscaping guidelines developed for Valley Greens. RMCM will send an example to review.

**6. New Business**

- 6.1 Grant from Eagles Nest Property Homeowner's Association (ENPHA) – the grant was approved to clean up and re-mulch the Aspen Tree area. Various options were discussed for addressing the stones around the base of the building. Removing the stones and laying down new fabric would probably be most effective but would be very labor intensive and may not prevent grass from returning. One owner mentioned the option of putting salt on the grass without removing stones. The owners will further explore options during the July 10 Work Day.

**6.2 Hot Water Heaters**

Water heaters are a continuing concern as they age. Water heaters are only good for 7 to 10 years then must be replaced. The HOA is trying to develop a policy or rule for forced replacements so units can not endanger another unit by a big water leak. These types of HOA insurance claims imperil future insurance rates.

Comments:

RMCM – sometimes these policies can be developed as some other HOAs have them. Also, some HOAs make policies for having a metal pan underneath the hot water tanks to catch water.

**ACTION ITEM: Board will look into the legality of creating such a rule.**

- 6.5 Mutt Mitts – RMCM needs to restock these on the back of the dumpster. RMCM will make sure trash is picked up near the dumpster that has fallen out.
- 6.6 HO6 insurance discussion – Is HO6 insurance required to be turned into the manager as part of the HOA records.

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6.7 Owner notification of emergencies – The Rosenbaums were disappointed that they were not kept in the loop for information concerning a leak in their unit this past winter. The rental company was notified a few times by RMCM and the Rosenbaums were sent emails. Sheila will confirm the owner contact information is correct.

**7. Election of Board Members**

According to our governing docs, the structure of our Board and Officers was explained. We have a Board of 3 Directors that are voted on by the homeowners. Homeowners vote for Directors at the annual meeting. Following each annual meeting, the Directors then appoint the following officers: a President, Vice-President, Treasurer and Secretary. The Treasurer and Secretary may be the same person. The Directors serve a two year term and the officers serve a 1 year term. The President and Vice-President are required to be Directors, while the Treasurer and Secretary are not.

Until last year we were not in sync with this. At the August 2020 meeting, it was decided that we will elect one Director in even-numbered years and two in odd-numbered years. Chris was elected at the 2020 meeting; his term expires in 2022. This year, the positions held by Toby and Tom expire. Toby and Tom are both willing to rerun for the Board. Homeowners voted. Results of the vote were by acclamation and show of hands the Board of Directors is elected as presented. Chris terms in 2022 and Tom and Toby term in 2023.

**8. Adjournment**

Chris made a motion to adjourn. Don 2<sup>nd</sup>. Adjourned at 1:20 pm.