

Valley Greens HOA
Board of Directors Meeting
03/27/2022

Meeting Called to Order: 11:05 A

A. Welcome and Introductions

Chris Rayburn, President, welcomed everyone to the meeting and established quorum with all Board Members in attendance.

Toby Cruise (Unit C), Maria Sims (Unit D),
Chris Rayburn (Unit G), Tom Richmond (Unit H)

Present from Red Mountain Community Management (RMCM) –Sheila Skaggs, Senior CAM and Jasmine Hupscy

2. Approval of Agenda

Agenda approved. No additions.

3. Approval of August 8, 2020 Annual Meeting Minutes

No previous minutes to approve

4. Financials

The HOA financials are in good shape even with a small overrun in operating due to a leak situation in Unit A.

- A. The dues increases are meant to fund reserves for future major maintenance, not to fund overruns in the Operating Account. The Rosenbaums, Unit A, covered half the expense of the leak situation.
- B. The HOA had \$22,600 in our bank accounts at the end of 2021.
- C. Please make sure to look at the MMC for estimated future maintenance cost projections.

5. Old Business

5.1 There are items from the Annual Meeting that need to be addressed:

- Is the curb shut off valve the HOA responsibility for maintenance? RMCM is in contact with Chris Sheldon, Utilities Department of Town of Silverthorne. No answer as of yet.
- Does Eagles Nest plan on more tree mitigation between Valley Greens and The Aspens HOA? RMCM will contact Eagles Nest Master HOA to determine their plans for this season.
- We need pricing for replacing the pedestal lights at Valley Greens with solar powered lights
- Landscaping Guidelines – Do we have any examples to look at? Chris Rayburn has the sample sent by RMCM to review. He will draft guidelines for the HOA by the Annual Meeting.
- Mutt Mitt stand – There is only one key for refilling the Mutt Mitt stand. It usually only requires a fill twice per year. Tom Richmond will get a spare key made.
- RMCM will send out, by broadcast email, the Declaration paragraphs that address homeowners requirements for HO6 insurance. Can the Board require HO6 insurance certs turned into for an HOA record?

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- The hot water heaters are aging and some might need replacing. Can the Board require hot water tank replacements so damage can be averted by leaking tanks?

6. Old Business

- 6.1 There have been some issues with parking by the tenants guests at the end of lot. Sometimes there are 3 trucks parked there.

The tenants need to be aware of the rules. RMCM to note when RVs, trailers or commercial trucks are parked in the lot.

- 6.2 RMCM has submitted their new contract for this fiscal year. It expired in Oct 2021. Maria would like the new contract starting in this month instead of backdated. A discussion was held and the board decided that the new contract will follow the fiscal year of January through December. There is an inflation rate increase of 5%. Any extra labor will be charged at \$65/hour.

MOTION: Upon motion made by Tom Richmond, duly seconded and unanimously approved, the RMCM 2022 Contract is approved as presented.

- 6.3 Turner Morris was called out to repair a section of heat tape over Tom Richmond's unit. T/M determined it was turned off. The breaker might have gone off during a recent electrical outage. The board wants an electrician to come out and test the circuit to determine if the loads are within tolerance for that circuit. Jasmine H. , RMCM, volunteered to contact the electrician.
- 6.4 Maria would like competitive quotes for trash. She volunteered to obtain those quotes.
- 6.5 Chris Rayburn's term is up this year and the position is up for nominations. We will put out a call for nominations with the Annual Meeting notice.
- 6.6 The first floor windows on the south side of the building get constant water run off onto the siding or windows from snow melt or rain due the absence of gutters in that location. The Board would like a quote from Turner Morris on how much it would cost to install gutters and heat tape on that side.
- 6.7 There are a few missing shingles from this winter that Turner Morris will quote to repair soon.
- 6.8 The stair treads and riser by Dawn Maries unit need replacement. Sheila S., RMCM, will obtain a quote for this repair.
- 6.9 The parking lot needs the expansion joints cleaned out and crack filled. The homeowners can do this during a work day.
- 6.10 Are the water hose bib connections in the crawl space connected or not? Maria suffered a broken hose bib in the past because it was connected. RMCM can obtain a quote to inspect this or Toby has volunteered to inspect for this once the snow and ice are gone. They need to be disconnected.

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7. Annual Meeting Date

This years Annual Meeting will be held on May 14, 2022 at 11:00 am at the Eagles Nest Community Center. A Board of Directors Meeting will be scheduled for July 22, 2022 at 11:00 am.

8. Adjournment

Chris made a motion to adjourn. Maria 2nd. Adjourned at 12:31 pm.