

Valley Greens HOA
Annual Homeowner's Meeting
05/14/2022

Meeting Called to Order: 11:02 AM

A. Welcome and Introductions

Chris Rayburn, President, welcomed everyone to the meeting..

Present: Toby Cruise (Unit C), Peter and Maria Sims (Unit D), Chris and Marianne Rayburn (Unit G), Louise and Tom Richmond (Unit H), and Sheri Topping (Unit E).

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

Absent –Dawn Marie Gorski (Unit F), Don Henson (Unit H), Rosenbaum (Unit A).

2. Approval of Agenda

Agenda approved. No additions.

3. Approval of June 12, 2021 Annual Meeting Minutes

Minutes approved. No corrections.

4. Budget and Maintenance Report

The HOA fiscal year follows the calendar year. A brief overview of YTD financial statements and the 2022 Budget highlights were reviewed.

Chris explained that the inflation rates for goods and services combined with trash costs, roofing, and plumbing contributed to overruns this year. The dues increase to \$400/month/unit is keeping up with rising costs so far. Reserves are at the levels expected due to there were no capital projects for reserves expenditures. There are a couple of AR items that Chris Rayburn will address with those owners. In 2023, there will be an increase of \$30/month/unit to keep up with inflation.

MOTION: Upon motion made by Chris, duly seconded, the 2022 Budget is ratified as presented. No veto votes were noted.

5. Old Business

- 5.1 A set of landscaping guidelines was sent to Chris Rayburn for review but he has not had a chance to review and redline a version suitable to Valley Greens needs.
- 5.2 HO6 insurance is required to be carried by all owners but can the HOA require proof of insurance. A discussion was held on whether this can be done.
- 5.3 There are some hot water tanks that are aging out. Can the HOA require replacement of tanks at a certain age? A discussion was held on whether this can be done.
- 5.4 Closet hose bibs. Toby will check these closets to verify if the hose bibs are disconnected and off.

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- 5.5 Backflow Preventor Inspections – There are two types at VG – the irrigation and domestic water George of Premier Plumbing will be notified to inspect both by RMCM. The irrigation one is leaking so it will be repaired.
- 5.6 The solar light pedestals are on hold for now due to costs. It will be added to the MMC for a future capital project.
- 5.7 The dead trees in between The Aspens HOA and Valley Greens HOA is not Valley Greens responsibility to cut down.
- 5.8 Toby will measure the key needed for the Curb Valve shut off.
- 5.9 What permit is needed by Eagles Nest to have a garage sale? RMCM will ask George R. about permitting.

6. New Business

- 6.1 A quote from Turner Morris to add heat tape to front of building is approved. RMCM will notify Turner Morris.
- 6.2 A homeowner work day will be held on July 9 at 9:00 PM to 5:00 PM. A flyer will be sent out to all homeowners.
- 6.4 There are several stairs and risers that need replacing.

MOTION: Upon motion made by Chris, duly seconded and unanimously approved, the “Jack of all Trades” quote of \$3000 is approved as presented.

- 6.5 There has been discussion concerning the due date of dues for Valley Greens and an established Collection Policy. The due date is understood to be the 1st of each month. A formal Collection Policy will be discussed at the next board meeting.
- 6.6 There are four planter boxes that need a lot of work. This will be done during the homeowner work day.

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 expired in 2022. Results of the vote were by acclamation and show of hands the Board of Directors is elected as presented and Chris is elected for another term

8. Adjournment

Chris made a motion to adjourn. Tom 2nd. Adjourned at 1:03 pm.