

**Valley Greens Condominium Association
Annual Meeting Minutes**

Date: Saturday, May 31, 2025

Time: 10:00 AM

Location: Gore Trail Clubhouse, 91699 Ryan Gulch Rd., Silverthorne, CO 80498 and via Zoom

Board Members Present:

- Chris Rayburn (with Marianne Rayburn)
- Maria Sims (with Peter Sims)
- Tom Richmond (with Louise Ehrich)

Other Homeowners Present:

- Don Henson
- Dawn Marie Gorski
- Roy Topping

No proxies were received from non-attending homeowners.

I. Call to Order and Introductions

The meeting was called to order at 10:00 AM by the Board of Directors. Board members and homeowners introduced themselves. A quorum was confirmed, with homeowners present in person.

II. Approval of Agenda

The agenda was approved by consensus. No changes were proposed.

III. Approval of May 4, 2024 Annual Meeting Minutes

The Board acknowledged the lack of printed copies of the 2024 minutes. Nevertheless, the members present agreed there were no material corrections needed. A motion was made and seconded to approve the 2024 annual meeting minutes. The motion passed with no opposition.

IV. Budget and Maintenance Report

a. 2025 Annual Budget

The 2025 budget was presented and discussed in detail:

- Total reserves stand at approximately \$18,000, with \$10,000 borrowed from reserves in 2024 to cover operating shortfalls.

- The reserve borrowing has not yet been repaid. Board members acknowledged this was not a sustainable practice.
- Major unbudgeted expenses from the past year included a wastewater pipe failure and elevated landscaping and snow removal costs. Landscaping exceeded the \$7,000 budget by over \$4,000.
- Roof repair expenses totaled \$4,600. Additional electrical work and lighting improvements were completed.
- Insurance premiums increased significantly, with last year's expense reaching \$16,800. The 2025 budget allocates \$12,000 in anticipation of policy adjustments.
- Reserve contributions remain limited due to operating expenses. Members discussed the necessity of ensuring a \$10,000 minimum balance to cover the insurance deductible.

b. Reserves and Future Maintenance Projects

- A significant discussion was held regarding the HOA's responsibility for internal unit repairs caused by water damage. The incident involving Don's unit, where wastewater pipes failed, sparked debate. The Board clarified that, according to governing documents, the HOA is responsible for common elements including pipes within the walls, but not for damage within units unless caused by HOA negligence. The insurance deductible of \$10,000 was noted, and the Board explained why no claim was submitted for the recent event. Don expressed concern about personal costs incurred and lack of insurance involvement.
- Concerns were raised about ongoing underfunding of reserves. Members acknowledged the need for additional reserve funding to cover long-term maintenance, including painting, asphalt crack sealing, and sidewalk repairs.
- The Board confirmed that dryer vent cleaning is scheduled on a biennial basis, having occurred the last two consecutive years.
- Alpine is scheduled to treat for aphids this year using an injection method instead of spraying. Environmental concerns were raised regarding toxicity to birds and pets.

A motion was made and seconded to approve the 2025 budget. The motion carried with no opposition.

V. Old Business

- **Sidewalk Heaving:** The Board discussed the sidewalk heaving in front of one unit due to tree roots. Alpine advised that the only permanent solution is to remove the trees. The Board agreed to obtain estimates for tree removal and sidewalk repair. Homeowners expressed concern about which trees specifically should be removed and whether replanting more suitable trees (such as evergreens or spruce) might be possible afterward.
- **Crawl Space Ventilation:** This improvement was required following a failed inspection by the town due to low oxygen levels. The project was completed, though enforcement has since been relaxed. No further action required.
- **Parking Lot Maintenance:** Crack sealing has been effective and will be continued as a DIY project. However, restriping and renumbering the lot should be professionally completed due to poor visibility. There have been repeated issues with homeowners and

guests parking in the wrong spaces, causing disputes and requiring intervention. The Board discussed the need to notify tenants and management companies about designated parking spaces and potentially enforce parking restrictions more firmly.

VI. New Business

- **Special Assessment:** Members discussed and approved a \$2,000 per unit special assessment for 2025. This is to help restore reserves and ensure adequate funds for upcoming maintenance needs.
- **Painting:** Last completed in 2020, full painting will be deferred to 2026. Touch-ups will be handled in-house to extend the life of the existing paint.
- **Landscaping:** Rising costs and concerns about maintenance effectiveness were noted. Despite the expense, the consensus was to maintain existing landscaping services due to their impact on property value and required community standards. Some members expressed frustration with the appearance of the lawn, particularly damage caused by pets, while others defended the overall quality of landscaping. The idea of having the landscape vendor maintain the four planter boxes was discussed; it was agreed that owners should continue to maintain these.
- **Parking Lot Expansion:** Members discussed the idea of expanding the parking lot by constructing additional spaces along the eastern edge of the lot. An estimated cost for the expansion will be obtained.
- **Landscaping Chemicals:** Members have raised concerns about the use of chemicals for weed control by the landscape vendor. Other options for weed control will be explored with the vendor.

VII. Election of Board Members

The Board confirmed that Toby is no longer a board member, as currently shown on the HOA website. Chris was asked to update the official letter and website to reflect current board composition. Tom Richmond and Maria Sims were each appointed to two year terms on the Board.

VIII. Adjournment

With no further business, the meeting adjourned at approximately 12:15 PM.
