

# 2021 ANNUAL/Special MEETING MINUTES

## Valley Meadows East Homeowners Association

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November 1, 2021 | 5:30 p.m. at 640 Belford Ave. | Meeting called to order by Richard Dulaney at 5:30pm

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In Attendance	In person	Proxy
Bray HOA Management:	Fred Achierno	Mac and June Rush
Mark Shoberg	Larry and Patricia Backes	Steve Mills
Cayce Benton	Christine and Richard Dulaney	Ben and Maureen Montover
	Alejandro Gaytan	Linda K. Blangsted
	Bonnie and Mike Lightfoot	Randy Brenner by rose Brenner
	Tyler McClymond	Mary Jayne Dearth
	John Redding	Dennis and Alice McCarey
	Gary Rich	Victoria Vanest and Hunter Renner
	Ralph Sivak	Linda Torline
	Dave Sleigh	Ron Elliott
	Steven Vardiman	Edwin Staats
	Ron Velarde	Gary M. England

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28 homes needed to be represented to achieve quorum. With 12 proxies received and 12 homes present, it was announced that quorum had not been achieved.

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### Introductions

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Rick Dulaney introduced himself, then introduced the Bray Management team of Mark Shoberg and Cayce Benton. The rest of the members present introduced themselves.

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### Declaration on Special Meeting

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- Since quorum was not met a special meeting was declared in accordance with the Association's Bylaws.
    - Rick Dulaney called for a special meeting
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### Quarter 1 board meeting minutes 2021: March 29, 2021

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- Bonnie Lightfoot read aloud the quarter 1 board meeting minutes
  - Motion to pass minutes: 1<sup>st</sup> motion Christine Dulaney
    - 2<sup>nd</sup> Motion Mike Lightfoot
    - Minutes passed unanimously

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## Treasurer's Update: Chris Dulaney

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Rick Dulaney stated that we are going to forgo the Treasurer's update and include that in budget discussions later in the agenda

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## Committee Reports:

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- Irrigation: Mike Lightfoot
  - Lots of help from Tyler McClymond this year
  - Issue with the small pump
  - Maybe need a variable frequency pump
  - We will be contacting Monroe to get some recommendations before the next irrigation season
  - Vault clean up
    - Contacted Goodwin and they don't have a lot of help
    - Mark recommended Precision Hydro Vac
      - It is recommended that vault be pumped prior to winter
  - A homeowner asked if there was any more information on additional ditch repair?
    - Ditch that feeds our irrigation system was flooding a homeowner's property
    - Members from other associations got out there and completed the work
    - Problem seems to have been remediated
  - Discussion among members:
    - Sprinkler systems are getting old will require ongoing maintenance
    - Homeowner concerned that the tree roots in common area will begin piercing the irrigation lines
    - Discussion among members regarding vault clean out
- Architectural: Rick Dulaney
  - ACC reminder that all work completed to the exterior of a home including, but not limited to, paint colors, landscaping, fence building, etc... must be submitted to the ACC for approval through [hoa@brayandco.com](mailto:hoa@brayandco.com)
  - Snow Removal
    - The HOA will not take on the responsibility/liability of snow removal on sidewalks
      - Dave Sleigh, on occasion, will plow the sidewalks as a good neighbor, but that is not a HOA provided service. Clearing of sidewalks is the responsibility of the homeowner/tenant
      - Sidewalks adjacent to homes falls under city code

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## Discussion on New Business

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- Rick Dulaney discussed how there has been talk among some homeowners that they don't get their HOA mail because they don't check their USPS mail. VME does not recognize that as a valid concern and is not the responsibility of the Association
  - We will email (if we have email address) and hard copy to homeowners
- Forgiving CCR Fines: Reaffirm BOD position on this topic.
  - As a general rule fines will not be forgiven once assessed
  - Fines are meant to encourage compliance-(Builds awareness/trains.)
  - Fines serve to force compliance of the CCR document when voluntary compliance fails.
  - Ultimately fines help to preserve the quality of the neighborhood. (It's a tool.)
    - Gets the attention of members
    - Most are for repeated minor violations
    - The question was asked: who makes the decision on when a Courtesy Notice should be sent
      - Mark Shoberg explained, Bray has a violations driver that drives through the community, we then work with the board, and if the violation is a mistake, we give the owner the opportunity to reach out and let us know.
    - Discussion among members regarding violations and fines
- Pumphouse: Consider getting a professional opinion of pumps & electrical.
- Neighborhood Sign: Intrinsic value of maintaining sign?
  - Options for signs are repainting, remake sign, get rid of sign,
  - Discussion among members wanting to keep sign
  - Put off till March meeting to discuss more
    - Bonnie and Steve will look at repaint and remake options and get prices.

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## Finalize 2022 budget and vote on proposal.

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- Rick Dulaney discussed the proposed 2022 budget
  - VME is in a very strong/stable financial position
  - At the end of October there was just under \$8,000 in the general operating account and \$15,000 in reserves
  - We strive to have a reserve account with enough money to get through one year without having to implement a special assessment for emergency events. (Common sense safety net).
  - Should we keep The Mesa Turf Master budget line of \$1,700 for next year?
    - Discussion of members concluded in the decision of yes, we should keep this budget line
- Fred Achierno motioned to approve budget
- 2<sup>nd</sup> motion by Christine Dulaney
- Budget passed unanimously

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## Appointments

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- The Board made the following appointments
  - Board: Mike Lightfoot, John Redding, Chris Dulaney
- Officers: Rick Dulaney-President, Alex Gaytan-Vice President, Bonnie Lightfoot-Secretary/Treasurer
  - Architectural Control Committee: Rick Dulaney, John Redding, Jerry Blangsted
  - Irrigation Committee: Mike Lightfoot, Tyler McClymond, Dave Sleigh, Luke Cole
- Ralph Sivak declined continuing on the board

Mark Shoberg suggested that in the coming year we work on lowering quorum requirements

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## Other Business

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- One homeowner asked the question: who do I direct new resident to for questions?
  - Direct them to Bray at 970-242-8450 or [hoa@brayandco.com](mailto:hoa@brayandco.com)
  - Bray will then communicate with the board
- Discussion among members regarding neighbor-to-neighbor disputes and who to contact

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## Adjournment

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With no further business to discuss, a motion to adjourn the meeting was made

The 2021 Annual/ Special meeting was adjourned at 6:20 p.m.

*Richard J. Dulaney*  
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Signature

11/3/2021  
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Date