

**VALLEY MEADOWS NORTH HOA
ANNUAL MEETING
SEPTEMBER 30, 2020**

Board of Directors Present:

Megan Powell – President
Melinda Henderson – Treasurer
Tony Mast – Secretary

Meeting Called to Order – 5:47pm

Number of Proxys – 7

Members in Attendance – 8

Quorum was not achieved – A Special Meeting was then called by President, Megan Powell. All Members were notified of this Special Meeting in the Annual Packet at least 15 days prior to the meeting. All HOA official business was conducted in this meeting, per the Special Meeting notice.

9/2019 Annual Minutes were presented for approval.

Reviewed by Membership prior to meeting:

Motion to Approve by Megan Powell

Motion to Accept by Tony Mast

Vote was unanimous to Accept as Presented

Old/New Business Discussion:

Status on Policies and Procedures:

- Policies and Procedures are being reviewed by the current Board of Directors. BODs have approved and will be updating shortly.

Irrigation:

- Discussion on necessity of an Irrigation Committee. It was determined that Rich will create an irrigation pump house shut off instruction sheet that will be laminated and placed inside pump house. In addition to instruction sheet there was also a Chain of Command created which Megan will be combining and disbursing to all membership.
 - Chain of Command when membership needs to get ahold of someone for irrigation shut off's or irrigation questions:
 - Neil Guildness
 - Rich Hulse
 - Tony Mast
 - Bray HOA Management as last resort

Ditch Discussion:

There are 4 HOA's and individual homes that come off head gate #55. This head gate distribution line is causing flooding to a property to the South on Young Court. This homeowner has threatened litigation

claiming flooding and encroaching water causing damage to property. There was much discussion on a plan of action. In sum, the board of VMN wants to meet with other owners and other Boards serving on the HOAs impacted by this letter to come up with a reply to the letter and/or plan of action.

Options Presented:

- Send to Attorney for review. Would anticipate \$1500-\$2000 expense just for review and letter to homeowner.
- Before doing that there will have to be a consensus from all on gate #55 to share cost and participate with legal option. VME may have already responded to homeowner that his HOA has not agreed with an engineering approach the homeowner presented and VME HOA would be reviewing and getting back to said owner.

It was Determined:

- 1st Action: Megan will be getting with BenDiggens Contracting for a site review and hopeful recommendation from him.
- 2nd Action: A meeting will be coordinated between all on the headgate for a presentation on options from contractor or a decision on legal proceedings.

Ditch Spring Clean-Up:

Last year very few people participated in the spring ditch clean up. This is not fair for the few that did participate and spent 6+ hours on the project!

It was Determined:

- Bray HOA will be creating an Irrigation Policy. In this policy anyone who does not participate will be charged \$25 to their assessment to go toward hiring additional help that day to complete the clean-up task.

Motion to Approve Policy Creation – Melinda Henderson

Vote: 5 YES to Create the Policy

3 NO to Create the Policy

Policy Creation Passed.

Association Taxes:

Discussion on association letter received from IRS that taxes had not been submitted in past incorrectly. Bray HOA Presented letter from Grand Mesa CPA's that basically said developer originally filed the HOA designation incorrectly and it was just flagged and discovered this year. There are 3 steps to resolve.

- Step 1 – Simple paperwork on-line filing by Grand Mesa CPA's to change filing status from 990 to the correct filing status of 1128. This will be an approximate \$50 filing fees.
- Step 2 – If necessary and IRS does not accept on-line change, a 990EZ will be filed which will be approximately \$450.
- Step 3 – If necessary and IRS requires the association to refile to _____ this option will be approximately \$600.

Motion from Tony Mast to begin IRS Filing correction starting with Step 1.

2nd – Rich Hulse

Vote to Proceed: Unanimous decision

Proposed 2021 Budget:

- Proposed 2021 Budget reflects a \$404 negative balance.
 - Discussion on reducing the monthly reserve to absorb deficiency.
 - It was determined to leave the reserve at \$930 and proceed with \$404 negative balance.
- The budget shows an Operating and Reserve balance which appears incorrect. As of 8/15/2020 the Operating Account Balance is at \$5,495.67 and Reserve Account Balance is at \$1,388.49

Motion to Approve Budget with correction to Operating and Reserve current balance numbers by Megan Powell

2nd Melinda Henderson

Vote:

Proxy votes – 5 Yes Approve with 1 NO

In Person Vote – Unanimous Approval resulting in total of 11 – Yes and 1 - No

Proposed 2021 Budget Approved

2021 Elections:

No volunteers. Existing Board agreed to continue an additional term.

President: Megan Powell

2nd by Melinda Henderson

Vote: Unanimous Approval

Treasurer: Melinda Henderson

2nd by Rich Hulse

Vote: Unanimous Approval

Secretary: Tony Mast

2nd by Kristen Korver

Vote: Unanimous Approval

Meeting Adjourn – 7:10 pm

A handwritten signature in black ink, appearing to be 'Tony Mast', written in a cursive style.

