

Valley Meadows East Homeowners Association

Second Quarter 2020: June 22, 2020

Location: Rick Dulaney home, meeting began at 7:00p.m.

In Attendance: Rick and Chris Dulaney, Mary Tucker and Ralph Sirak

Treasurers Report: Mary Tucker reported on VME's financial position through May 2020. VME is in good financial shape with \$10,022 in Reserves, \$13, 936 in the Operating Account, and \$547 remaining in Accounts Receivable.

Irrigation Report: Rick Dulaney reported on irrigation in Mike Lightfoot's absence. We experienced some system maintenance issues at the beginning of the irrigation season. Repairs to the small pump were required in addition to miscellaneous system maintenance. Those totaled approximately \$576 of incurred expense.

Architectural Committee: Rick Dulaney reported that the spring months went well, and we only had to address a modest amount of weed/other CCR type problems. Our CCR enforcement strategy appears to be working well with most of our neighbors being proactive in caring for their lawns and landscaping.

New Business: The following items of general business were discussed briefly.

1. 2019 tax filing has been completed.
2. How frequently should we plan to audit our accounts? It was suggested that every other year may be appropriate given the small nature of our accounts and the visibility the monthly reports provides us. Bray's monthly reports makes it very easy to track account activity. Ralph suggested we revisit what Colorado Law requires and then we can revisit with the entire team when they are present.
3. SB 126 was reviewed. If signed into law, would override the HOA's ability to keep child daycare businesses from operating in the neighborhood or using the common areas. However, we can direct them to name VME as an insured in their business liability policy.
4. The Annual Meeting scheduled for November 4th at Bray's facility is rapidly approaching. There will likely be some degree of Covid-19 concerns and we will keep a close eye on the prudence of having this meeting. CDC guidelines as well as guidance from Ralph Sirak will be followed to have this meeting in a safe manner.
5. Rick Dulaney to submit a 2021 budget proposal to the BOD when it is appropriate to do so.

The meeting was adjourned at 7:45 p.m.

Respectfully Submitted: Rick Dulaney, President, Valley Meadows East HOA