

Valley Meadows East Homeowners Association

March 14, 2022

1st Quarter HOA Meeting

Location: Home of Rick and Chris Dulaney

Time: 5:30 p.m.

In Attendance: Rick and Chris Dulaney, Mike and Bonnie Lightfoot, Alex Gaytan

Treasurers Report: All major expenses have been paid. There are no outstanding dues owed for 2022.

We currently have \$13,334.80 in the Operating Account and \$15,000 in the Reserve account.

Irrigation Report: Mike Lightfoot reported that the small pump has been pulled and taken in for minor repairs. It was decided to run the current system for the year 2022. The board will look at other options for the 2023 year forward. It was determined that we will have Precision Hydro Vac (Bo Workman) clean the vault annually.

Architectural Report: Nothing new to Report

Rick Dulaney reported that he met with Tom Ziola from T4 Trees to give an assessment of the trees in the common area. Tom reported that the trees are healthy and in good shape. He gave an estimate of \$8,000.00 to trim the trees.

After reviewing the health assessment given by Tom Ziola with T4 Trees the board has decided to forgo the trimming of the trees in the common area and deal with individual tree problems as they arise. Rick Dulaney made the motion to approve the decision, Chris Dulaney seconded the motion. It was unanimously approved.

Rick Dulaney will speak with the homeowners at 671 Chama Lane about the dying tree in the front of the property.

Rick Dulaney commented that the HOA has not raised the HOA dues in about 4 years. It was decided to look at the issue at a later date.

The Annual HOA meeting will be held at the Bray Education Center on November 7th at 5:30 p.m.

The meeting was adjourned at 6:07 p.m.

Respectfully Submitted,

Bonnie Lightfoot, Secretary/Treasurer, Valley Meadows East HOA