

Valley Meadows East Homeowners Association

Annual Meeting

October 23, 2018

Location: John Redding home

Time: 7:00pm

In Attendance: Rick and Chris Dulaney, Mike and Bonnie Lightfoot, Mary Tucker, Cindy and John Rand, Jerry and Linda Blangsted, Ed Staats, Steve Vardiman, John Redding, Chuck and Linda Torline, Gary Rich, Ralph and Michelle Sirak.

Opening: Rick Dulaney gave a brief description of the meeting agenda and explained the voting procedure. The group introduced themselves and gave their address.

Treasurers Report: Mary Tucker reported that only one person still owed 4th quarter HOA dues. The HOA collected \$15,118.00 in dues this year and spent \$12,362.00. The bank balance is \$14,100.00.

Irrigation Report: Mike Lightfoot reported that they spent \$2,413.00 this year. He estimates that the vault cleanout will be about \$1,000.00.

Welcoming Committee: Linda Blangsted reported that they had welcomed Ralph and Michelle Sirak, at 2559 Westwood to the neighborhood.

Architectural Committee: Rick Dulaney reported that basic lawn care is still a challenge for the HOA. In 2019 he noted that we will be dealing with dilapidated fences and houses that are in need of paint.

Regarding fences: Any fence that is visible from the street or directly adjacent to the common area need to be properly repaired or replaced if appropriate to do so. We encourage each property owner to inspect their fence and if needed, plan, budget and address the maintenance issues that may exist. (Rule of Thumb: If your fence is on the verge of falling down, it needs proper maintenance or replaced.)

There was no old Business

New Business:

Open discussions were held on the following and Rick Dulaney explained HOA rules and Colorado Laws

2019 Budget –Corrections to the Budget Proposal are, Ditch Cleanout \$600 and Irrigation-misc. small pump should be zero. Jerry Blangsted made the motion to approve the 2019 Budget with corrections to the Irrigation report. John Redding seconded the motion. It was approved.

Schedule Audit of 2018 Financials: Rick Dulaney noted that Bonnie Lightfoot asked not to do the audit for 2018. Rick Dulaney and Mary Tucker will complete the audit.

Discuss and vote on Covenant Enforcement Policy and Procedure: Rick Dulaney explained the policy and procedure. The group held a discussion. John Redding made the motion to approve the Covenant Enforcement Policy and Procedure, Mary Tucker seconded the motion. The vote was unanimous in favor of the motion.

Discuss and vote on VME Dispute Resolution Policy: Jerry Blangsted made a motion to approve the VME Policy and Procedure, Bonnie Lightfoot seconded the motion, the vote was unanimous in favor of the motion.

VME Meeting Policy: The Meeting Policy was approved by unanimous vote.

There were no volunteers or nominations for President, Vice President, Treasurer, or Secretary for the 2019 year. The current officers agreed to remain in their positions.

The Board of Directors will be John Redding, Mike Lightfoot, and Chris Dulaney

There were no changes to the Irrigation, Architectural, or Welcoming Committees.

The meeting was adjourned at 9:00p.m.

Respectfully Submitted,

Bonnie Lightfoot

Secretary, Valley Meadows East HOA