

2025 Valley Meadows North ANNUAL MEETING MINUTES

September 25th, 2025; ZOOM meeting Only

The meeting was called to order by Annie Shoberg from HOA Services Inc at 3:30pm.

In Attendance

Lori Wilson
Melinda Henderson
Neil Tregilgas
Cathy Hulse

Proxies

4 proxies
received.

Management

Annie Shoberg HOA
Manager

With 4 proxies received and owners from 8 units represented; quorum was achieved.

Introductions

Annie Shoberg introduced herself as a HOA Manager

The Board introduced themselves:

Neil Tregilgas, HOA President

Melinda Henderson, HOA Treasurer

Community member introductions.

Approval of 2024 Minutes

First motion: Lori Wilson

Second motion: Melinda Henderson

None opposed.

2024 minutes were approved and signed by Annie Shoberg on behalf of the Board.

Old or New Business

Violation Procedures

Lori asked about HOA Services' inspection process. Annie clarified monthly drives are conducted, followed by violation letters. Rebekah visited recently and noted a trailer; the board confirmed it was within the 72-hour limit. Cathy expressed concern but was reassured no complaints were filed. HOA Services emphasized respectful enforcement and board consultation before sending letters.

Tree Maintenance

Lori raised concerns about aging trees in the common area. Annie suggested the board could budget for trimming or replacement. No immediate action was taken, but the board acknowledged future planning may be needed.

Delinquent Dues

Neil raised the issue of a homeowner delinquent for nearly 2 years (\$1,150). A lien has been filed; HOA Services continues outreach. Neil offered to personally contact the homeowner to ensure awareness. Another homeowner was noted to be delinquent by \$0.04—no action required.

Landscaping Contract

Melinda asked about the contract duration; Neil confirmed it ends October 31, 2025. Concerns were raised about rising costs and the impact on dues. The board discussed seeking bids from other vendors to reduce expenses. HOA Services offered to provide vendor recommendations.

Budget

- Proposed dues for 2026: \$625 (no increase).
 - Management fee increased slightly to \$333/month.
 - Landscaping budget: \$3,615.
 - Capital reserves contribution: \$700/year (~5% of income).
 - CCIOA recommends 10%; board opted to maintain current level to avoid dues increase.
 - Motion to approve budget: Lori Wilson
 - Second: Neil Tregilgas
 - Vote: Unanimous approval
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Discussion/2026 Budget Review

Motion to approve the budget of \$625.00 Annually Due October 1st, for 2026 as drafted.

First: Lori Wilson

Second: Neil Tregilgas

None Opposed.

Budget is/is not approved. Dues shall be \$625.00 Annually Due October 1st, for 2026

Elections:

2024-2025 Board Members:

President- Neil Tregilgas (2024-2025)

Treasurer- Melinda Henderson (2024-2025)

Nominations for the 2026 Elections:

Name: Neil Tregilgas

2025-2026: Year term

Motion: self-nominated

Second: Lori Wilson

None opposed.

Name: Melinda Henderson

2025-2026: Year term

Motion: self-nominated

Second: Lori Wilson

None opposed.

Lori Wilson will be available to the Board for additional support

Adjournment

With no further business to discuss, Mark Shoberg asked for a motion to adjourn the meeting at 4:15 pm.

Motion: Neil Tregilgas

2nd: Lori Wilson

None opposed.

The meeting adjourned at 4:15 pm.

Signature

Date