

2026 Valley Meadows North ANNUAL MEETING MINUTES

September 22, 2026; ZOOM meeting Only

The meeting was called to order by Cayce Haren from HOA Services Inc at 4:00pm.

In Attendance

Lori Wilson
Melinda Henderson
Neil Tregilgas
Cathy and Rich Hulse
Kristin Korver
Tony Mast

Proxies

2 proxies
received.

Management

Cayce Haren HOA
Assistant Manager

With 2 proxies received and owners from 6 units represented; quorum was achieved.

Introductions

Cayce Haren introduced herself as being with HOAServices

The Board introduced themselves:

Neil Tregilgas, HOA President

Melinda Henderson, HOA Treasurer

Community member introductions.

Approval of 2025 Minutes

First motion: Neil Tregilgas

Second motion: Lori Wilson

None opposed.

2025 minutes approved and signed by HOAServices on behalf of the Board.

Old or New Business

Architectural Control Committee requests

The board discussed the increasing number of exterior alteration and roofing requests received after projects had already begun. Board members noted that reviewing late requests creates difficulties because they work full-time and may need to research materials, colors, and compliance requirements.

HOA Services confirmed that the governing documents allow the board for up to 30 days to review Architectural Control Committee requests.

Action item: HOA Services will send a community reminder that:

- All exterior alterations require prior ACC approval.
- Owners must submit requests before beginning work.
- Owners should allow the board up to 30 days for review.

Recreational vehicle and trailer parking policy

Cathy and Rich Hulse raised concerns about the association's policy limiting certain recreational vehicles and trailers on public streets to 72 hours within a 30-day period. They questioned whether the association has authority to regulate public streets and whether the policy was properly adopted.

The discussion included:

- The distinction between restrictions in the declaration/CC&Rs and board-adopted policies.
- Section 10 of the governing documents addressing parking and storage of recreational vehicles and trailers on or within a lot.
- A policy dated November 13, 2019, concerning recreational vehicle parking on streets.
- Concerns about consistent and equitable enforcement throughout the neighborhood.
- The need to verify current city and state requirements and the association's authority regarding public streets.
- The possibility of revising or replacing the current policy to provide a clear and legally compliant standard.

Budget

HOAServices presented the proposed **2027 budget**.

Discussion included:

- The budget includes no increase in regular homeowner dues.
- The annual assessment discussed was **\$625, due October 1**.
- HOA Services explained that management costs have increased and that the management fee is expected to increase to approximately \$416.67 per month before reaching approximately \$500 per month in the 2027–2028 period.
- Landscaping and common-area maintenance were discussed as significant expenses.
 - Owners discussed the possibility of reducing landscaping costs, modifying the existing landscaping contract, or soliciting bids from other vendors.
 - The common area's landscaping obligations under the governing documents should be considered before eliminating or substantially changing the grass.
- HOAServices confirmed that Mark can work with the board and vendors to review or modify services and obtain alternative proposals.

Motion to approve the budget of \$625.00 Annually Due October 1st, 2026, for 2027 as drafted.

First: Melinda Henderson

Second: Cathy Hulse

None Opposed.

Budget is approved. Dues shall be \$625.00 Annually Due October 1st, 2026, for 2027.

Elections:

2024-2025 Board Members:

President- Neil Tregilgas (2025-2026)

Treasurer- Melinda Henderson (2025-2026)

Nominations for the 2026 Elections:

Name: Neil Tregilgas

2026-2027: Year term

Motion: self-nominated

Second: Melinda Henderson

None opposed.

Name: Melinda Henderson

2026-2027: Year term

Motion: self-nominated

Second: Kristin Korver

None opposed.

Name: Tony (Thomas) Mast

2026-2027: Year term

Motion: self-nominated

Second: Cathy Hulse

None opposed.

Adjournment

With no further business to discuss, Cayce Haren asked for a motion to adjourn the meeting at 4:41 pm.

Motion: Neil Tregilgas

None opposed.

The meeting adjourned at 4:41 pm.

Signature

Date