

## Valley Meadows East Homeowners Association

### 3rd Quarter Meeting

**September 17<sup>th</sup>, 2025**

Location: Lightfoot Residence -667 Chama Lane

Time 4:30 pm

In attendance: Rick and Chris Dulaney, Alex Gaytan, Bonnie Lightfoot, Lorrie Tarsky and Tyler McClymond

The 2<sup>nd</sup> quarter 2025 minutes were read. Bonnie made a motion to approve the minutes, and this was seconded by Chris. Motion passed.

We discussed that the month of October is our neighborhood's turn with the irrigation grate clean out, the grate does need to be cleaned out twice a day (am and pm) for the month of October. The task only takes 5-10 minutes to complete. We do have that covered for October but keep in mind for the future we always need help.

We will be continuing using Maple Leaf for the grass maintenance of the common areas as the increase in cost this year was only 3%, however any issues with sprinkles will be an additional charge.

The irrigation ditch clean out for next year will be outsourced again, this is included in 2026 budget proposal.

The 2026 budget proposal was discussed. Currently there is \$4760 in the operating budget and \$8439 in reserve. The forecast of expenses total \$22,016 for the 2026 year. Due to increasing cost for service and supplies and the anticipated removal of one of the Cottonwood trees in the back common area that is failing, Rick made a motion made to increase the annual HOA dues by 10% for 2026. Chris approved the motion, seconded by Bonnie and board approved unanimously.

Lastly – Rick and Chris Delaney that have served on this board for multiple years have resigned from the board. From all members on the board, we thank them for doing everything they have done for this community for years. We do have several people that have stood up and are offering to help with the board and we appreciate those people but implore more people to become involved. This neighborhood is what we make it, help us keep it beautiful and volunteer with things you can do to keep cost at bay. We have positions available and even if you just come to a meeting to voice your concerns, you are welcome!!

Annual Meeting scheduled for 11/ 5 at 3:00 pm via zoom. Contact- secretary if you need any additional info.

Respectively submitted,

Lorrie Tarsky

Secretary/ Treasurer