

Valley Meadows East Homeowners Association

3rd Quarter Meeting

September 13, 2023

Location: HOA Services Education Building, 640 Belford Ave.

Time: 3:30 p.m.

In Attendance: Rick Dulaney, Luke Cole, Alex Gaytan, Lorrie Tarsky

Rick Dulaney submitted budget proposal for 2024. After reviewing it was decided that we could eliminate the funds allocated for the electric upgrade to the pumphouse at \$1700 as well as the legal fees listed at \$500. An additional \$300 will be allocated to the vault clean-out, increasing it to \$1300. Luke Cole made a motion to approve the budget proposal which was seconded by Rick Dulaney and approved unanimously by the board.

The board discussed several houses in the neighborhood that had some issues that needed to be addressed. The first discussed was a rental property in which issues included lawn care and garbage pick-up. The second was regarding a trailer parked in the gravel drive of the home which is against the HOA policy rules. Letters were sent to both individuals, but board agreed that Luke Cole will speak to renter on McCook and Lorrie Tarsky will speak with home owners with the trailer due to familiarity with the people living there.

It was brought to our attention that we did have some issues with new homeowners in the neighborhood not seeking approval of the board to make changes to the outside of the home such as replacing the roof and AC changes. This will be addressed.

Discussion took place regarding the possibility of increasing the HOA fees by 10% due to the rising cost of services. This will be revisited at a later date to determine if the increase is necessary.

The meeting was adjourned at 4:05 p.m.

Respectfully Submitted

Lorrie Tarsky

Secretary, Vally Meadows East HOA