

Valley Meadows East Homeowners Association

3rd Quarter Meeting

September 18th, 2024

Location: Lightfoot Residence -667 Chama Lane

Time: 4:15 P.M.

In Attendance: Rick and Chris Dulaney, Mike and Bonnie Lightfoot, Alex Gaytan, Dave Sleigh, Lorrie Tarsky

The 2nd quarter meeting minutes were read. Chris Dulaney made a motion to approved which was seconded by Mike Lightfoot. All in agreement.

All members of the board have agreed to stay with the board for another year.

Budget was discussed. Currently there is \$5,442.21 in checking and \$8,406.60 in our reserve, the forecast of expenses for 2025 is \$18,860.50. Please see projected budget listed on HOA site to see those anticipate expenses. Chris made motion to approve budget, and it was seconded by Bonnie. After discussion the board did come to a unanimous discission to increase the HOA fees by 10% which means the approximate increase of \$42 from the current amount.

As you may already know our lawn care man David Sleigh will be stepping away from continuing in 2025. We would like to thank him for many years of awesome work. With that said after vetting at least three other lawn care companies we have chosen Maple Leaf Lawn Services – Bonnie made motion to approve, and Mike seconded.

In regards to the vandalism of the common area fencing on 25 ½ Rd, the city will not approve the removal of the fence and we are not allowed to use anything other than white vinyl. We have a quote in place with Taylor Fence. The cost for the fencing will be \$5,188 and replacement will be completed in the colder months. There has been an insurance claim submitted to State Farm Insurance, but the HOA will be responsible for the \$1000 deductible.

October is our assigned month for the keeping the irrigation grate free of debris. Mike Lightfoot oversees coordinating that schedule so please contact him if you are able to assist.

In regards to the Corporate Transparency Act we are taking steps to ensure that we are compliant.

Meeting adjourned at 5:15 PM

Respectfully submitted

Lorrie Tarsky

Secretary, Valley Meadows East