

September 2024 Wine Valley Estates Board Meeting Agenda

Budget for 2025:

Landscape: Total cost is \$5615. Which is spread out monthly to \$624/month.

- Mowing/Trimming/Edging/Blowing biweekly March-May and Oct-Nov
- Shrub trimming 1x
- Weeding and any post emergent 27 weekly visits
- Fall clean-up of any leaves and debris
- Fall aeration
- Fertilization 3x liquid and 2x granular
- We will be putting the reserves into a 4-month CD to increase interest rates. As these have decreased: Ideas----Grand Valley, Fed and Allied has a 4.5 no fees,

Communication:

- Creating a more permanent announcement board by the mailboxes
- Ideas from collected homeowners: Tube in ground with cap when not in use, nothing permanent

Southern Common Area:

- Garden
- renting to the public
- Ideas from collected homeowners: Someone to extend their orchard? Parking during festivals: Wine, Peach, Blue grass, Lavendar, Xeriscape, storage for boats/RVs-Would need a curb cut

Amending the bylaws: Attendees agree in looking into adjusting bylaws but they want to make sure to adjust any and all that currently need addressed to be more efficient.

- Allowing HOA right of first refusal in case of foreclosure: Meaning that our HOA are first lien holders on any fees that are outstanding. That the HOA will have a first right of refusal to buy the home in instances of sale, before the bank can sell to an outsider.
- Cost: Normally \$2-3K with printing/ mailing/mgmt. and legal expenses. HOA services charges \$500 f the amending process.

- Approval: Must have 67% rate approval from homeowners. Over 90% fail to approve/amend their declarations.
- History: HOA services just finished a meeting with an HOA that has tried for 3 years to amend their declarations, costing them thousands of dollars and it has failed each time.

Open Positions: Presidency, and 1 member at large? (Is the 2nd member at large still a thing as it was in years previous?) Need to find out from Mark at HOA.

Next meeting with HOA services: October 15th at 3pm.

Estimate to get a company out here to test the pipes for breaks due to Clearnetworx. Need an emergency shut off valve for irrigation reinstalled

Attendees: Board Members: Kat, Laura, Lori, Howard. 833 Cabernet Huff, 823 Cabernet Whitney, 816 Vineyard Bivans, 857 Cabernet Farrell, 841 Cabernet Royster, Keller 851 Vineyard, 838 Vineyard Mcdaniel, 883 Vineyard Gilbert.