

The VEHA Board of Directors Meeting was called at

9:00 AM Saturday, January 15, 2022

By Marsha Gaillour, President

Board Members present: Marsha Gaillour, Diane Aiello, Janice Nance, Cathy Dorr, Richard Espinosa and Property Manager Roberta Borders. Diana Maloof and Pamela Johnson were absent with proxy.

Homeowners present: DJ Jennings (13)

Secretary

The minutes from the November 20, 2021 meeting were read. Diane moved to approve the minutes; Cathy seconded. The motion passed.

Financial Report:

Roberta presented the November 2021 Financial Report. Diane moved to approve the Financial Report, Richard seconded. The motion passed.

Roberta presented the December 2021 Financial Report. Diane moved to approve the Financial Report, Cathy seconded. The motion passed.

Property Manager's Reports:

(Attached)

New Business:

Committee Updates:

Maintenance & Security: Marsha discussed different avenues that she and Roberta are looking at to see if we can secure Infrastructure funding for VEHA's plumbing/sewer/street needs. Richard proposed a "neighborhood block" type function to accomplish painting/repair needs. Further discussion will take place as weather permits this type of activity.

Landscaping: Pre-Emergent herbicide will be done in Marsh. Tree Sculptors will pick up the remaining wood not collected by homeowners. Roberta will be getting quotes for the tree trimming project in the Spring – cannot be done until visible growth can be seen.

Activities:

- \$500 profit from the VEHA Luminaria Fund Drive
- \$500 raised at the VEHA Holiday Open House for the Chapman Family (#65) for the benefit of their grandchild, Lola Mae Duran, who was born 3/2021 with Turner Syndrome.
- Roberta is looking into having a mobile blood drive for the VEHA community to help with the needs in New Mexico for all blood types.

Communications: Newsletter is beginning to be worked on for Spring 2022.

Architecture: Follow-up letters on painting of garage doors to be done after winter as it is still too cold for exterior painting to be done. Vigas will be addressed as well. The committee will also address those homeowners, especially our elderly, who may need assistance with repairs.

Rules & Regulations: Continued reviewed the CC&Rs to help determine the Association's procedures and ability to enforce Rules & Regulations before seeking advice from the VEHA attorney.

2022-2023 Preliminary Budget: Roberta presented a first draft of the 2022-2023 VEHA Budget in preparation for the Annual Homeowners Meeting in May or June. Major budget concerns at this time include:

- Impact of inflation – December inflation rate was 6.8%. Inflation for 2022 is not expected to decrease which will impact nearly every VEHA expense.
- Water will increase January 2023 a minimum of 5%. VEHA water bills have increased approximately \$1,000/month since the onset of COVID. A 5% increase will cost ~\$8,000-\$10,000 per year. This means the 2022-2023 budget will be impacted by six months of that increase, or ~\$4,000-\$5,000.
- Solid Waste is adding on a monthly fuel surcharge which is averaging \$50/month; \$600 annually.
- VEHA Property & Liability insurance increased 5%, a very modest rate with all things considered.
- There are currently almost \$150,000 in largely capital expenditures that remain to be completed (attached).
- Using the Assessment Increase spreadsheet (attached) which was created to analyze the assessment and methods to evaluate increases based on Inflation/CPI numbers or minimum annual percentage increases, the 2022/2023 assessment should be \$214 using just inflation. This number does NOT include an adjustment for the lost income for the unit in foreclosure. Roberta will make a secondary budget which will include a line item EXPENSE for bad debt.
- Last year saw the first increase since in five years – a strategy that VEHA cannot afford to follow again.
- If the assessment does not keep up with increased costs, capital and maintenance expenditures will not be able to be completed.
- If the assessment is not increased, the Board will need to be clear in its explanation of what will and will not be accomplished.

Open Forum:

Homeowner DJ Jennings inquired why a water line leak on his street took weeks to repair. The leak was identified on 12/6/2021 and was repaired on 12/10/2021 by TLC Plumbing.

Calendar: The next Board meeting will be Saturday, February 19, 2022 at 9:00 AM.

Adjournment: Marsha moved to adjourn at 10:31 AM. Diane seconded and the meeting adjourned.

