

The VEHA Board of Directors Meeting was called to order at

9:14 A.M. Saturday, April 15, 2023

By Marsha Gaillour, President

Board Members present: Marsha Gaillour (President), Diana Maloof (Vice President: proxy), Diane Aiello (Treasurer).
Directors Cathy Dorr, Richard Espinosa, Vicki Breen: proxy and Property Manager Roberta Borders.

Secretary (*vacant: minutes were taken by Marsha Gaillour*) *Vicki Breen was absent.*

A motion was made by Cathy Dorr to approve the minutes for March 2023, seconded by Diane Aiello. Minutes from the March 2023 meeting were approved.

Financial Report:

Roberta presented the financial report for March. See attached financial report. Note we have approximately \$73,000 in reserves and \$59,000 in our operations account.

Diane Aiello made a motion to approve the financial report, Cathy Dorr seconded the motion; the motion carried.

Property Manager's Report (see attached)

- Need a reserve study – cost approximately \$3500.
- Last reserve study recommended an increase to HOA fees of \$70 a month. This advice was not followed. In fact, HOA dues remained the same for the next 7 years. This cost us \$1,000,000 in lost revenue.
- The board approved the \$245 and \$250 to be presented to the VEHA community for fiscal year 2023/2024.
- Review fine of \$75 for swamp cooler leakage.

New Business:

- **Board meeting May 9th**
- **Annual meeting May 20th**
 - **It is important to contact members of the community by phone before the annual meeting and before the Townhall meetings.**

Committee Updates

Maintenance & Security –

- None

Landscaping – Increase watering days

Activities –

- More rentals at the community center.

Architectural –

- None
- None

Infrastructure-

- Marsha will contact HOAs to get information on what they are doing to address their infrastructure issues.
- Marsha will email NV5 for next steps.

Rules and Regulations –

- None

Elections –

- Marsha will reach out to community members to count ballots.
- We will call members prior to the next town hall meeting and annual meeting.

Old Business:

- **April 15th – 10:00 AM-11:30 AM Town hall meeting**
- **May 9th – 6:30 PM – 8:00 PM Town hall meeting**
- **May 20th – Annual Meeting**

Open Forum:

Calendar: The next VEHA Board meeting will Tuesday, May 9th, at 5:30 PM.

Adjournment: Cathy Dorr moved to adjourn at 11:58, Vicki Breen seconded, and the meeting adjourned.