

**The VEHA Board of Directors Meeting was called to order at**

**9:05 A.M. Saturday, February 11, 2023**

**By Marsha Gaillour, President**

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

**Secretary** (*vacant: minutes were taken by Marsha Gaillour*)

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

**Financial Report:**

Roberta presented the February 2023 financials.

We now have approximately \$67,00 in reserves. The plumbing loan borrowed from reserves to pay for the water line break has been paid back in full. According to what is recommended for reserve savings, 20 % of the budget should be placed in reserves each year. The NM Gas company bill will double from the previous year. Water line infrastructure estimated costs could be as much \$500k. Water usage has been lower in the past 2 months. Diane Aiello moved to approve the financial report, Richard Espinosa seconded the motion; the motion carried.

**Property Manager's Report** (see attached)

- One unit has been turned over to our attorney for none payment of HOA dues. The fence repair on the North side near unit 97 was approved. The motion to approve the fence bid was made by Diane Aiello and seconded by Richard Espinosa. The motion carried.

**New Business:**

**Committee Updates**

**Maintenance & Security –**

- Richard would like to place the security fence on the back burner for now as there are other priorities.

**Landscaping –** Landscaper sprayer pre-emergent. They will aerate in the next month or so.

**Activities –**

- We are looking to increase the Community Center rental to \$95 per use.

**Architectural –**

- The architectural documents are being updated.

**Grants for infrastructure -**

- Roberta is working on a map for NV5.
- NV5 will be creating an asset map for us for free.
- Looking into water infrastructure grants.
  - NM finance authority grants.
  - Bernalillo County grants
  - City of Albuquerque grants
- Fire Hydrants may be one area where the city may be willing to take over.
- We may be able to claim health and safety issues regarding sewer laterals which are clay and main sewer lines which are asbestos.

**Rules and Regulations –**

- Roberta, Cathy and Marsha are working on these. There will be a fine schedule which allows members to see fines in one area of the rules and regulations documents. There will also be progressive lines of discipline for all rules and regulations.

**Elections -**

- Board members need to reach out to community members for board positions.
- We are looking at the possibility of having the annual meeting on May 20<sup>th</sup>.
- We will need town hall meetings to discuss infrastructure needs and get input from the community. We will possibly need 2 in May and 2 in April.
- The budget may require an HOA increase to \$235 go \$245 plus a special assessment for infrastructure.

**Old Business:**

**Open Forum:**

**Calendar:** The next VEHA Board meeting will be Saturday, March 11, at 9:00 AM.

**Adjournment:** Diane Aiello moved to adjourn at 11:15, Cathy Dorr seconded, and the meeting adjourned.