

The VEHA Board of Directors Meeting was called to order at

9:05 A.M. Saturday, January 14, 2023

By Marsha Gaillour, President

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

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

Minutes from the November 12, 2022 meeting were not available. No action was taken in regard to the minutes.

Home Owner Issue

Homeowner with dog off leash violation was asked to attend the meeting for mediation. As of 9:10, the homeowner was not present. The board discussed moving forward with forward with disciplinary action. Rather than imposing an immediate fine of \$500, there would be an escalation of penalties. The board will implement the following policy with repeated violations of the policy.

1. A first notification will be sent to homeowner in violation.
2. 2nd notification will be sent to homeowner with a request to attend a meeting with the board or specific committee.
3. A 3rd notice and a \$250 fine will be imposed.
4. A 4th notice and a \$500 fine will be imposed.
5. VEHA will file a removal of dog request with the City of Albuquerque Animal Control department.

Diana Maloof motioned to approve the changes to the above policy; Diane Aiello 2nd the motion; all were in favor. The motion carried. The Rules and Regulations will be updated.

Richard volunteered to post notices on trash cans and mailbox area.

Roberta shared Tanoan's pet policy and will send it to everyone as an example.

In the case of the Homeowner in current violation of pet rules, he will be given an opportunity to appear before the board once more before implementing fines. Diana Maloof motioned to give the homeowner an opportunity to meet with the board; Richard Espinosa seconded the motion; the motion carried.

Richard Espinosa gave proxy to Diane Aiello for remainder of the meeting.

Financial Report:

Roberta presented the November 2022 Financials. Diane Aiello moved to approve the financial report, Diana Maloof seconded; the motion carried. Roberta presented the December 2022 Financials. We were over budget by \$7200 due to the water line break. We have exhausted our plumbing budget for the entire 2022-2023 fiscal year with 6 months remaining. The last water line break was taken from reserves to be paid back over the next several months. Diane Aiello moved to approve the financial report for December; it was seconded by Cathy Dorr. The motion carried.

Property Manager's Report (see attached)

- We need to update the escalation policy for late payment of HOA dues. We will have something for next meeting.
- Plumbing break on the north side of complex. TLC did a repair not a replacement.

New Business:

Committee Updates

Maintenance & Security –

- Richard would like to have a gate or fence set up to deter foot traffic coming through the complex. Richard is willing to investigate gates to make VEHA a gated community. This would need to be presented in the budget for next year.

Landscaping – None reported

Activities –

- None reported .

Architectural –

- 108 fence replaced by the homeowner.

Grants for infrastructure -

- Reaching out to the mayor's office. (Hardship case)
- Marsha will be reaching out to NV5
- We could reach out to Scott our attorney for advice regarding infrastructure issues.
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Rules and Regulations –

- Will meet with Roberta and Marsha to update.

Old Business:

Open Forum:

Homeowner in violation of "Pet rules and regulations" attended the meeting to address dogs off leash. He was given notification of fines and consequences if he continues to have his dog off leash.

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

Adjournment: Diane Aiello moved to adjourn at 11:15, Diana Maloof seconded, and the meeting adjourned.