

The VEHA Board of Directors Meeting was called to order at

9:14 A.M. Saturday, March 11, 2023

By Marsha Gaillour, President

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

Approval of new board member:

Vicki Breen has volunteered to take the position of Mimi Montgomery for the remainder of Mimi's term. A motion was made by Cathy Dorr and seconded by Richard Espinosa to approve the position. The motion carried.

Secretary (*vacant: minutes were taken by Marsha Gaillour*) *Vicki Breen has volunteered to be secretary beginning at the next board meeting.*

A motion was made by Cathy Dorr to approve the minutes for February 2023, seconded by Vicki Breen. Minutes from the February 2023 meeting were approved.

Financial Report:

Roberta presented the financial report for February. See attached financial report. Note we have approximately \$70,000 in reserves and \$58,000 in our operations account. Final payment to our reserves from borrowing for plumbing line break was paid. We are now over budget for plumbing expenses with 4 months to go in the fiscal year. We have a running list of maintenance items to be addressed.

Vicki Breen moved to approve the financial report, Cathy Dorr seconded the motion; the motion carried.

Property Manager's Report (see attached)

- Assessments: 1 foreclosure, 1 in collections, 1 on payment plan, 1 demand letter. 6 late paying homes.
- Budget and upcoming expenses, etc.
 - Look at the assessment in terms of 2 parts. Water and trash are \$115.75. The remainder is our actual assessment, which is approximately \$99.25. Our expenses then fall into two categories, monthly common operating expenses and maintenance, capital expenditures and reserves. The 2023-2024 proposed budgets will be arranged to reflect these various categories. As we address our budgets this year, we need to emphasize this. Our budget needs to reflect this reality so we may plan for our future.
 - Water line breaks are primarily the laterals going to individual or paired homes. The water lateral materials have a 50-year lifespan, approximately the age of our community. Our water mains have a 50-70 year lifespan.
 - Our Maintenance and capital expenditures list reflects the cost of repairs or replacement items. The cost of waiting to replace our water line valves has gone from 6K to 9K at this time.
 - Board will vote on budget proposal for 2023-2024.

New Business:

- **Townhall meetings** to discuss budget and infrastructure needs will be held:
 - **April 11th - 6:30 PM – 8:00 PM**
 - **April 15th - 10:00 AM – 11:30 AM**
 - **May 13th – 10:00 AM – 11:30 AM**
- **Board meeting May 13th**

- **Annual meeting May 20th**
 - **It is important to contact members of the community by phone before the annual meeting and before the Townhall meetings.**
 - **Carl Vidal offered to have his firm put together a marketing piece for the annual meeting.**
 - **Can NV5 be present at the annual meeting?**

Committee Updates

Maintenance & Security –

- Richard commented that some of the road repairs when we have plumbing repairs are poor. He suggests there be an inspection of road repairs.

Landscaping – Roberta would like an aggressive watering schedule. This way we can evaluate the system.

Activities –

- Community center rental is now \$100.

Architectural –

- Board members need to comply before we expect other members to comply.
- Documents need to be reviewed by the board. They have been updated and need reviewing by the Rules and Regulations committee.

Grants for infrastructure -

- Roberta will be putting together a map of water laterals that have been repaired.
- NV5 will be creating an asset map for us for free. 2/2023
- Looking into water infrastructure grants. – 2/2023
 - NM finance authority grants. 2/2023
 - Bernalillo County grants 2/2023
 - City of Albuquerque grants 2/2023
- Fire Hydrants will be assessed on map 2/2023
- We may be able to claim health and safety issues regarding sewer laterals which are clay and main sewer lines which are asbestos. 2/2023

Rules and Regulations –

- Roberta, Cathy and Marsha will complete a draft and present this to the board in March.

Elections –

- Board members need to reach out to community members for board positions. This needs to happen before April 11th.

Old Business:

Open Forum:

- Carl Vidal volunteered to purchase new patio furniture for the pool area. This offer was approved.

Calendar: The next VEHA Board meeting will be Saturday, April 15, at 9:00 AM.

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

