

VEHA BOARD of DIRECTORS Meeting called to order at

5:36 PM Tuesday May 9, 2023

Vicki Breen, Secretary

Board members Present: Marsha Gaillour, President; Diana Maloof, Vice President, (Proxy); Diane Aiello, Treasurer; Vicki Breen, Secretary; Directors Cathy Dorr, Richard Espinosa, (Proxy); and Property Manager Roberta Borders.

Secretary Report/Minutes: Diane Aiello moved, and Cathy Dorr seconded the motion to approve the minutes. The minutes of April 15, 2023 were approved.

Financial Report: Roberta gave the reserve report at \$72,790.80 with \$58,913.28 in checking. Vicki Breen moved, and Cathy Dorr seconded to approve the financial report.

Property Manager's Report: In June Roberta will start charging \$125 for Club rentals. She has two rentals in June and two already signed up for July.

There are no unanticipated expenses. We are currently under budget. Roberta will report January (winter) numbers for water when there aren't pool expenses to show those notable differences to the Board and homeowners.

Cathy Dorr moved, and Diane Aiello seconded to approve the property manager's report. The motion passed.

New Business: The Board discussed homeowners' questions about swimming and grilling or grilling in the grassed area outside the pool. This should be considered by the Board in the future. The Board will meet before the May 20th annual meeting to discuss these ideas further.

Annual meeting: The third and final homeowners' Town Hall in preparation for the annual homeowner's meeting will be held after this meeting is concluded.

Committee Updates: none

Maintenance & Security: none

Landscaping: Roberta and Solomon have agreed to have VEHA look its best by the May 20 Annual Homeowner's meeting. We have multiple watering zones because of the geographic size of VEHA, (fifteen acres). Landscapers are working to water these areas four days a week due to windy, dry conditions.

Architecture: none

Grants for Infrastructure: Roberta compiled an excellent Comparison of HOA Assessments in the NE Heights for everyone's use. This helps us get a picture of needs as well as effective ways to proceed for the greater benefit of the community.

Marsha described the work that she, Roberta, and Cathy have been doing to research other costs in similar complexes. They have also been working with an engineering firm (NVS) to search for grants and other assistance to improve VEHA. This group has been very enlightening, helpful, and are committed to seeing VEHA move successfully into the future.

Marsha reported on two townhome communities (one in Corrales) with costs like those at VEHA. One group is moving forward well and anticipating costs and needs. The other group is having difficulties. They recently lost their Board President and have used more than half of their \$100,000 in reserves for costly water breaks and are fixing problems as they occur.

Roberta will develop spread sheets to show water main updates in the future costing approximately 1.4 million, totaling 2 million with homeowner lateral areas included. That gives us something to share with the VEHA community. These numbers are similar to costs that Marsha was hearing from the other communities she is researching.

Vicki will check on Bank / Community grants that have been designed to give back to community.

Rules and Regulations, none

Old Business: Townhall meetings to discuss budget and infrastructure needs are being held **April 11**, 6:30 PM – 8:00 PM; **April 15**, 10:00 AM – 11:30 AM and this evening **May 9**, 6:30 PM to 8:30 PM

Open Forum: none

Calendar: There will be a short Board meeting May 20, 2023 at 9:00 am. The next Board meeting will be held on the second Saturday in June the 10th, 2023.

Adjournment: Cathy Dorr moved, and Diane Aiello seconded to adjourn the meeting at 6:26 PM.

Vicki Breen May 15, 2023

Secretary, VEHA