

The VEHA Board of Directors Meeting was called at

9:AM Saturday, November 20, 2021

By Diana Maloof, Vice President

Board Members present: Marsha Gaillour, Diana Maloof, Janice Nance, Pamela Johnson, Cathy Dorr, Richard Espinosa and Property Manager Roberta Borders. Diane Aiello was absent with proxy.

Homeowners present: DJ Jennings (13)

Secretary

The minutes from the October 18, 2021 meeting were read. Marsha moved to approve the minutes; Cathy seconded. The motion passed.

Financial Report:

Roberta presented the October 2021 Financial Report. Janice moved to approve the Financial Report, Diana seconded. The motion passed.

Property Manager's Report:

(Attached)

New Business:

Committee Updates:

Maintenance & Security: Cathy Dorr presented a draft form for VEHA homeowners who may need financial help in the exterior maintenance of their properties. (Attached) Roberta has knowledge of homeowner's situations and this would need to be combined with balancing using homeowner assessments for an individual homeowner with how negative the neglect of the property effects neighbors and the Community as a whole and a homeowner's refusal or inability to maintain their property. Richard suggested we have paint and materials available at the office if possible making it easier for homeowners.

Landscaping: Watering continues to be reduced to 1x weekly for the winter.

Activities:

- APS Sock Drive: Cathy Door reported that VEHA homeowners have donated over 150 pairs of socks.
- APS Coat Drive: Still active
- Roadrunner Food Bank Drive: 208 lbs. was collected and taken to the Roadrunner Food Bank.
- Luminaria Fundraiser: Richard volunteered to build a sand hopper to fill the luminaria sacks with sand; materials would cost too much.
- Annual Holiday Open House will be an evening event, December 11, 5pm – 7pm; Board will provide Mexican Buffet. Items were assigned. A Community Fundraiser for the benefit of the granddaughter, Lola Mae Duran, will be held in conjunction. Lola Mae was born with Turner Syndrome requiring numerous surgeries and extensive care which is a hardship for the family.

Communications: Newsletter ready to email and distribute

Architecture: Follow-up letters on painting of garage doors to be done after winter. It is too cold for exterior painting to be done.

Rules & Regulations: Marsha and Pam reviewed the CC&Rs to help determine the Association's procedures and ability to enforce Rules & Regulations before seeking advice from the VEHA attorney.

Summary of Infrastructure Meeting: Marsha and Roberta met with consultants of NV5 to examine how VEHA might be able to secure grant monies for our water/sewer infrastructure. VEHA is private property and the aging infrastructure is an expense that needs to be addressed. Work on this will continue into next year.

Homeowner Water Shut-Offs: There is a continuing issue of homeowners not knowing the location and condition of both their interior and exterior water shut-offs. Each home has an interior shut-off that should be in working condition but incidents are increasing where homeowners need to have plumbing work including replacement of hot water heaters, faucets, etc., and it is found the interior shut-off does not work and the homeowner has no idea where their exterior shut-off is located. This has resulted in VEHA having to call TLC Plumbing to coordinate with a homeowner's plumber to shut off the VEHA water main to the community in order for the homeowner's inside shut-off to be replaced.

This process is harmful to the VEHA water main and lines. Marsha and Roberta will work on a policy that will be implemented giving VEHA homeowners a limited time to get their shut-offs located and in working condition and after that time, there will be a charge in having to accommodate homeowners.

Christmas Bonuses: Janice moved to give Salomon Rael, Grasshopper Landscape, a Christmas bonus of \$500. Cathy seconded, the motion passed.

Diana moved to give Roberta Borders, VEHA Property Manager, a Christmas bonus of \$1,000 in recognition of all the work Jim Borders has done thru the community over the past year including: installation of both restroom toilets, refinishing of the restroom floors, installation of smoke/carbon monoxide detectors, repair of broken utility fences, filling of potholes, the conversion of the Community Center swamp coolers/furnace during the year. Janice seconded, the motion passed.

Open Forum:

Nothing.

Calendar: The next Board meeting will be Saturday, January 15, 2022 at 9:00 AM.

Adjournment: Marsha moved to adjourn at 11:00 AM. Janice seconded and the meeting adjourned.