

The VEHA Board of Directors Meeting was called at

9:02 a.m. Saturday, September 18, 2021

By Marsha Gaillour, Vice President

Board Members present: Marsha Gaillour, Diane Aiello, Janice Nance, Pamela Johnson, Cathy Dorr, and Property Manager Roberta Borders. Diana Maloof was absent with proxy. Richard Espinosa was absent. Community members present: Paula, #86 arrived at 10 AM.

Secretary

The minutes from the August 14, 2021 meeting were read. A correction for Cathy Dorr's last name will be made. Diane moved to approve the minutes; Pamela seconded. The motion passed.

Financial Report:

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

Property Manager's Report:

(Attached. Special Note. The line break repaired on Plaza Olas Altos September 8 was a singular lateral that split off to units 11 and 12. There are NOT necessarily individual waterlines coming off the main to each house.)

New Business:

Possible Board Meeting Time Change:

Marsha explained some scheduling conflicts she is experiencing on Saturday mornings and will be needing meetings to start earlier than 10AM beginning with the October meeting. Diane moved to change the time from 10AM to 9AM beginning in October, Pamela seconded. The motion passed.

VEHA Newsletter

Roberta presented a draft of the upcoming 2021 Fall/Winter which she would like to get out the door October 1. Board members are asked to submit changes or additions ASAP.

Committee Updates:

Maintenance & Security: No Update

Landscaping: Diana had emailed a quote from the Lawn Doctor (attached); use of a pre-emergent weed spray in the rock areas \$5,750 plus tax, done in early spring. Discussion will resume at a later date.

Activities:

2021 Annual Holiday Open House – December 11th, 5pm-7pm, New Mexican themed fiesta buffet provided by Board members. Different format, different time of day to see if we can get better homeowner participation. Instead of the traditional potluck discussion was to encourage a monetary donation to a "cause". The Board discussed to support Crossroads for Women, and organization that supports women transitioning from incarceration back into society.

Architecture

Letters went out to homeowners requesting the painting of garage doors. Homeowner #33 wrote a letter objecting to having to paint his door. Most homeowners have responded very positively. Discussion on the need for standards as required by our CC&Rs continued. Roberta is required to provide non-compliance issues to realtors and title companies when a house in VEHA is selling which is our best opportunity to bring a home into compliance.

Rules & Regulations

Discussion was had about using the pool when the Community Center was being rented. Rule #10 (Rules Attached) will be revised to allow homeowners renting the Community Center to use the pool within reason with the guiding principals being that A) they cannot infringe on the right of any homeowner to enjoy using the pool nor B) can they exceed the pool capacity of 32. The Board will have final approval of the Pool Rules.

Old Business:

Painting of speedbumps will be put on hold until the tree project is complete.

Open Forum:

Unit #86 – Paula asked about any policy of a homeowner planting trees on “common property” referring to a neighbor in #88 who planted three trees next to her front fence. Marsha asked that a policy be stated, disclosure to any new homeowner, that the responsibility to maintain the trees will be the responsibility of the new property owner, not VEHA. Roberta explained that over the years it was understood that if a homeowner planted anything on common area that it was their responsibility to take care of it. VEHA has had master gardener residents over the years who have contributed to the common areas but we do need to make sure these items are documented.

Calendar: The next Board meeting will be Saturday, October 16 at 9:00 AM.

Adjournment: Janice moved to adjourn at 10:50 AM. Diane seconded and the meeting adjourned.