

Meeting of the Vallecito Valley Second Addition POA Board

05 September 2023

A meeting of the Vallecito Valley Second Addition Board was held on 05 September 2023. The meeting was called to order at 16:29 MDT and was held at 188 Boletus Creek Dr. / Bayfield, CO 81122. Members present: Charlotte Lindborg, Mike Deveraux, Dane Reece, John Wilson, and Frank Pace. Also present were Danette Bartholomew and Jeff Ziese.

Old Business:

1. Bank update: There was not much of an update. We need to get signatures on the banking resolution. This has to be signed by John and Robert Little before we can open the new account.
2. Adoption of Design Review Standards (DRS): The Board agreed that we want to put our PO Box on the website. Owners can contact the Board or the ARC for alternate addresses if needed. Charlotte made a motion to adopt the DRS as modified. Mike seconded the motion, and the motion carried.
3. Emergency egress (extension of Mushroom Dr.): The Board communicated with the Board of VVI regarding our interest in extending Mushroom Dr. to provide dual egress to both neighborhoods. The VVI Board is not interested in pursuing this at this time. There was discussion about our legal liability to provide two points of egress. Charlotte is going to draft questions to be submitted to counsel about our liability. We are trying to resolve this amicably between the two HOA's without involving governmental agencies.
4. Road contracts: Communication with the road maintenance vendor has not been established. John attempted to take contracts to the last known address. The Board and Road Committee were going to continue to reach out to the vendor via email to secure a signed contract prior to snow falling in Vallecito.
5. Website update: We are going to add the PO Box to the website, and Dane is going to add John to the distribution for notification of incoming mail. John and Dane will continue to work to get documents (minutes, governing docs, etc.) posted to the site.

New Business:

1. Workshop for checklists: The Board agreed to set up a workshop or workshops for checklists around documentation. This will be scheduled via email.
2. Annual meeting: It was determined that the Annual POA Meeting would be held on 06 July at the Vallecito Community Center. Dane is in the process of securing the reservation.
3. Mailbox Key: Since John is the only full-time resident, it was determined that he would have the second key to the PO Box in Bayfield and could retrieve mail if Dane is not in town.
4. The Board Voting Procedure and Board Response Procedures were deferred to the October meeting.
5. The Board held an Executive Session after non-Board members were dismissed.

John moved to adjourn the meeting at 17:30; Dane seconded the motion, and the motion carried.

Next Meeting: 03 October at 16:30 MDT / 188 Boletus Creek Dr.