

## Valle Vista HOA Annual Meeting minutes

8/24/2025

The Valle Vista HOA held their annual meeting on 8/23/2025 at the community park. There were approximately 20 homeowners in attendance and one proxy vote was turned in for a homeowner who could not attend. There was not enough participation to establish a quorum.

The budget was discussed, as summarized below:

- There is approximately \$19K in the bank account, with another \$6700 owed in dues. That is down from almost \$15K at the January Annual meeting.
  - liability insurance, approx. \$1200/yr
  - Taxes (Amount unknown)
  - Street lights, approx. \$480/yr
  - Website, approx. \$200/yr
  - Mailbox, \$210/yr
  - Dump Day, approx. \$750/yr
  - Mailings, approx. \$300/yr
  - Maintenance (park area), approx. \$500/yr
- Total expected expenditures for the year, approx. \$3640

HOA dues (currently at \$100/yr, billed each Feb 1) were discussed and what that money is used for (See budget items above).

Weeds, trash and general upkeep was discussed and it was brought up that some properties may get a notice for general cleanup. It was also noted that properties that have not paid dues in a long time may get an assessment lien placed, this is a collection effort and nothing more.

Disbanding the HOA was discussed, per prior interest. The community properties would have to be sold off and the proceeds divided amongst the homeowners. Delinquencies would be pulled out of the proceeds. It was noted that there is a legal snafu regarding the community park property that would need to be sorted out.

Runoff drainage in the community park was discussed and one member offered to help with carving out a drainage ditch in this area (Heavy equipment operator experience).

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Regarding the website and setting up a paywall for E-payments, this was discussed and seems popular. The fee structure needs to be figured out (currently 2.9% +.30 per transaction) so that the HOA doesn't end up paying the fees.

The ice cream social seemed to go over well, something to consider for future community meetings.