

## Vuemont HOA Monthly Meeting: Meeting Minutes

27 January 2021

### Board Members in Attendance:

Ben P., Rick V., Yanmei Z., , Steve R., Alison E.

### Proceedings

7:08 - Meeting called to order - Minutes approved per amendment recommendation.

### Committee Reports

#### Finance:

7:09 –

|                              | YTD               |                  | YTD               |  |
|------------------------------|-------------------|------------------|-------------------|--|
|                              | Actual            | Budget           | Difference        |  |
| <b>INCOME</b>                |                   |                  |                   |  |
| Dues Vuemont 1 & 2           | 38,655.00         | 39,300.00        | (645.00)          |  |
| Dues Vuemont 3 & Eastmont    | 4,835.00          | 4,930.00         | (95.00)           |  |
| Late / Transfer Fees         | 2,427.25          | 0.00             | 2,427.25          |  |
| Interest                     | 69.65             | 300.00           | (230.35)          |  |
| Processing Fees              | 213.00            | 0.00             | 213.00            |  |
| Sky Mountain Shared Expenses | 7,253.64          | 7,000.00         | 253.64            |  |
| <b>Total Income</b>          | <b>53,453.54</b>  | <b>51,530.00</b> | <b>1,923.54</b>   |  |
| <b>EXPENSES</b>              |                   |                  |                   |  |
| Administration               | 1,400.22          | 1,430.00         | (29.78)           |  |
| Bookkeeping                  | 1,820.00          | 1,440.00         | 380.00            |  |
| Insurance                    | 6,251.00          | 6,200.00         | 51.00             |  |
| Landscaping                  | 32,081.80         | 28,500.00        | 3,581.80          |  |
| Legal Fees                   | 0.00              | 0.00             | 0.00              |  |
| Major Repair                 | 0.00              | 0.00             | 0.00              |  |
| Storage Unit                 | 0.00              | 0.00             | 0.00              |  |
| Taxes                        | 429.44            | 390.00           | 39.44             |  |
| Utilities                    | 289.91            | 420.00           | (130.09)          |  |
| Vegatation Management        | 13,826.27         | 12,000.00        | 1,826.27          |  |
| Contingency                  | 0.00              | 1,000.00         | (1,000.00)        |  |
| <b>Total Expenses</b>        | <b>56,098.64</b>  | <b>51,380.00</b> | <b>4,718.64</b>   |  |
| <b>NET</b>                   | <b>(2,645.10)</b> | <b>150.00</b>    | <b>(2,795.10)</b> |  |

7:10 - Transfer Fees are a good chunk of income.

7:14 - Landscaping and vegetation management are the big expenses.

7:15 – will be sending an amended budget.

7:16 – will there be any big capital expenses for 2021?

7:17 – Landscaping was scaled back to less watering and no aphid spraying, but there was more tree trimming.

7:22 -

Vegetation Management:

- Cutting done as reported in the annual meeting.
- Budget should be more or less holding to plan.
- Blackberry spraying will be applied in early spring.
- Tree trimming for owner's property will not be handled by HOA.

7:25 - Landscaping:

- Sign for Vermont Sign is looking bad. More cleaning will be required.
- Vegetation on both sides of the sign will be made more symmetric.
- Aspens will be trimmed. Estimate is underway.
- Big tree are leaning out over the entrance. (see below picture.)



• There also are some branches close to some power lines

Architecture:

7:33 – Approval for new fence proposal.

Communication:

7:36 – Should there be a deadline for the annual fee on the website?

7:37 – Deadline should be announced after the mailer.

7:38 – The form should be returned to after you pay the fee online.

7:39 – checks will go directly to Rick S.

Old/New Business

7:40 - Roles are held firm for now.

Next Meeting:

7:46 - Next Meeting – 3<sup>rd</sup> Wednesday February 17<sup>th</sup> 7 pm.

8:00 - meeting adjourned.