

## **Vuemont HOA Board Meeting**

### **2/2/2026**

1. **Call to Order:** Katie T., Anuj G., Ben P., Steve R., Yuqiu W., Kristina P. 6:37
2. **Approval of Minutes:** from December meeting (Moved by Ben, second Anuj) – 6:40
3. **Committee Reports:**
  - a. Financial Report: (Kristina) – 6:45
    - Bookkeeper out sick, so financial report tabled until March, will be circulated when available. Kristina will prepare financial reports in future.
    - Annual Dues notices will go out this week
    - Kristina needs permissions to get into QuickBooks for future monthly reports, will connect with Elizabeth M and Brandon (bookkeeper) to coordinate.
  - b. Communications Report: (Ben & Yuqiu) – 6:50
    - Yuqiu agreed to field all communications and forward for advice/informational purposes for now, until he learns who receives what communication
    - Ben will “mentor” Yuqiu to help him, initially.
    - Next communication will be email introducing new CCR Amendment language (Katie to draft and circulate for comments)
  - c. ARC Report: (Steve) – 7:00
    - Neighbors moving forward with renovations, slow process.
    - No new projects applied for except one reroof with Presidential Certainteed (approved)
    - Property with unkempt yard and sidewalk discussed. Notice to be sent out.
    - Going forward, ARC will operate as a “committee of three” when applications are made. Ben, Martha and Anuj to consult with each other before responding, asking Katie and/or Steve (consultant role) how to proceed if needed.
  - d. Vegetation Management Report: (Katie) – 7:05

- City has just responded to application from October for view/tree actions and hazardous trees. KT needs to review and respond ASAP.
- Hazardous tree trimming to take top priority.
- Plan is to have trimming approved and done by March. Replanting to follow soon after.

e. Landscaping Report: (Katie) – 7:10

- Gardener to tidy up bump out area (lots of organic material in gutters), but it is really the City's responsibility to clean gutters. Katie to ask City what schedule is for street cleaning.
- Gardener to put moss treatment on planted medians on 46<sup>th</sup>, to prepare for spring thatching, reseeding and fertilizing. Warm and wet winter has made moss a problem everywhere.

**DINNER BREAK**

**4. Old Business: 7:45**

- a. Amendment to CCR's – change to CCR verbiage was discussed and unanimously approved by Board. Email to go out prior to ballots being mailed describing feedback from Annual Meeting and presenting new wording. Suggested that we should provide a FAQ section with more explanation of the need and reasons we are taking this action.
- b. Rules & Regulations Update: tabled until we complete vote on CCR Amendment.

**5. New Business: 8:15**

- a. Yuqiu Wang agreed to serve on Board as Communications Chair and Website Master. Discussion about role and duties. Board voted and approved Yuqiu as a Board Member, as he was not nominated or voted on at Annual Meeting.

**6. Meeting adjourned: 8:30 p.m.**

**Calendar of Meetings: 2026 *Proposed* (first half of year):**

Wednesday, March 25, 2026

Wednesday, April 22, 2026

Wednesday, May 20, 2026