

Vuemont HOA Board Meeting

12/05/24

1. Call to Order: Ben P., Yanmei Z., Katie T., Nicolette H., Steve R., Scott P. 6:45 pm
2. Approval of Minutes for previous meeting minutes. 6:50 pm
3. Committee Reports:
 - a. Financial Report: Nicolette 6:55 pm
 - Invoices to be sent out for last year's outstanding annual dues.
 - Ending operating budget is ~15k
 - With operating expenses slowly creeping up, do we need to increase dues?
 - i. Reasoning is better to make small incremental increases rather than get hit with big upfront increases.
 - ii. Motion to add a small dues increase to between \$20-\$25.
 - \$325 for Vuemont I,II –
 - \$105 for Vuemont III & Eastmont
 - iii. Need to follow up with Bellevue utilities concerning a higher-than-average bill.
 - b. Communications Report: Yanmei – 7:01 pm
 - Newsletters were sent out.
 - Many emails bounced back and attempts will be made to follow up and get up-to-date email addresses.
 - c. ARC Report: Steve – 7:05 pm
 - Current dispute concerning bushes blocking someone's view, however, the dispute concerns homes that are in different neighborhoods.
 - Should we get a legal opinion concerning what is covered and not covered by HOA CCRs? Motion approved to get a preliminary opinion from the HOA attorney.
 - One house with lots of peeling paint needs to be contacted as multiple neighbors have reported this.
 - d. Landscaping Report: Katie – 7:18 pm
 - Some minor cleaning after the windstorm. No contractors needed to be engaged.
 - e. Vegetation Management Report: Katie – 7:20 pm
 - No big tree losses in the greenbelts due to the windstorm.
4. Old Business: - 7:23 pm
 - Scott P. update on investigation into how best to create additional specifics about maintenance. Rewriting covenants can be a major undertaking. The HOA can

consider adding supplements or addendums to add specificity to otherwise general guidelines.

- Consider looking at some of the work currently underway with the Skymountain HOA.

5. Next meeting: January 29th for the annual meeting.

- Postcards to be sent to all homeowners as well as a notice to please update your email address as newsletters are bouncing back.