

Meeting of the Vallecito Valley Second Addition POA Board

04 March 2025

A meeting of the Vallecito Valley Second Addition Board was held on 04 March 2025. The meeting was called to order at 16:31 at 188 Boletus Creek Dr. / Bayfield, CO 81122. Members present: Mark Conley, John Wilson, Dane Reece, and Karen Zazzera. Mike Deveraux was not in attendance, and there were no other owners present.

Old Business/Updates:

1. John moved to approve the minutes from the December meeting. Karen seconded the motion, and it carried.
2. Dane gave the Treasurer's report. We have a total of roughly \$72,000 between cash and three CD's. We have about \$5,000 in cash and three CD's expiring in late May, late August, and early November. They are currently held in the Treasurer's name only, but we will examine holding them jointly. The CD maturing in May is primarily to pay McCarty, and we have \$2,000 in insurance due in June. We collect dues starting in July. We do not have a separate reserve account for the road.
3. The Board discussed insurance. John will talk to Kevin Hausmann, a broker in Denver, and Dane will follow up with Wilson Insurance in Durango. We need D&O insurance and insurance for road liability, the mailboxes, and the pillars at the entrance to the subdivision.
4. Dane reported that the GoDaddy license is good for another year. We have two URL's, and the payment for the licenses are automatically deducted from our checking account.
5. Mike and Mark have been added to our bank account.
6. The Board discussed the Roland Constable tree issue, and Mike, John, and Mark determined that we should take the tree, which has two trunks, down at the HOA's expense. There are several other trees that need to be removed or trimmed, but the Board needs to determine what is on private property vs. property that is required to be maintained by the POA. An arborist will be here in April to assess Roland's tree as well as highlight other trees that are of safety concern. There is an opportunity to provide a bulk discount if others need to have trees trimmed or removed.

New Business:

1. The Board discussed loose dogs. The offending dogs are believed to come from VVI and from across CR501. Mark will send a letter to the VVI HOA President inquiring about dog control requirements in their HOA.
2. John will be out of the country for the Annual Meeting, however, he will prepare the materials. He also has a task to find the file that has term expiration dates for existing Board members.
3. John raised the notion of hiring a professional property management firm to handle financials, violations of CC&R's, website publications, etc. He has been contacted by a potential vendor and will set up a preliminary call with the Board.
4. The Board discussed options for Dane's replacement. All owners are welcome to apply. Dane is leaving after the April meeting.

The Board went into executive session, and the meeting adjourned at 17:21 MST. Next Meeting is at 188 Boletus Creek Dr. at 16:30 MST on 01 April 2025. John will post notice in advance of the meeting.